

TITLE TO REAL ESTATE - Prepared by ~~WILLIAM A. BOBTON~~ ^{JUL 23} WILLIAM A. BOBTON, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } OLLIE FARNSWORTH
COUNTY OF GREENVILLE } R. M. C.

County Stamps Paid \$ 35.20
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that EVA COX THOMAS,

in consideration of THIRTY-TWO THOUSAND AND NO/100THS-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

BOB R. JANES, his heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in Saluda Township, County of Greenville, State of South Carolina, containing 120 acres, more or less, shown on a plat of property of Eva Cox Thomas prepared by Jones Engineering Services on July 2, 1969, and having according thereto the following courses and distances, to-wit:

BEGINNING at a stake on a branch near a county road, and running thence N. 83-00 W. 1091 feet to a stake; thence N. 42-00 W. 396 feet to a chestnut; thence N. 64-00 W. 1089 feet to a stake; thence N. 45-30 W. 528 feet to a stake and iron pin at an old stump; thence N. 48-00 E. 1221 feet to a stone on or near a road; thence S. 29-30 E. 412.5 feet to a stake; thence N. 60-00 E. 674.5 feet to a stone; thence N. 3-45 E. 750 feet to an iron pin; thence N. 85-30 W. 272.9 feet to an iron pin; thence N. 13-30 E. 147.2 feet to an iron pin; thence N. 42-45 E. 349.8 feet to an iron pin; thence N. 3-45 W. 545.2 feet to a dogwood; thence S. 62-00 E. 279.2 feet to a stake; thence S. 42-00 E. 759 feet to a blackjack; thence S. 21-30 W. 937.2 feet to a stake; thence S. 28-00 E. 947.1 feet to a stake; thence S. 79-00 E. 1248.7 feet to a stake on the North Saluda River; thence down the meanderings of said river to a sycamore at the mouth of said branch; thence up the meanderings of said branch as the line to the stake at the point of beginning.

The aforesaid plat is duly recorded in the R. M. C. Office for Greenville County in Plat Book SSS at Page 201. It being the intention of the grantor herein to convey by this instrument all the land heretofore conveyed to her by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 301 at Page 394 and Deed Book 648 at Page 547.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises. In addition, this property is subject to a certain deed of right-of-way in favor of the City of Greenville 50 feet wide and 826.8 feet long for a water line from the Saluda River Reservoir, the same being recorded in Deed Book 646 together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof. at Page 43.

WITNESS the grantor's(s) hand(s) and seal(s) this 28th day of July 19 69.

SIGNED, sealed and delivered in the presence of:

Eva Cox Thomas (SEAL)
Nell C. Lockhart (SEAL)
William A. Bobton (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of July 19 69.

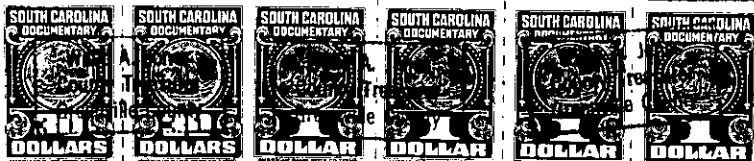
William A. Bobton (SEAL)
Notary Public for South Carolina. My Commission Expires 1/1/1970
Nell C. Lockhart

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER - WOMAN GRANTOR
COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of _____ 19__



M. No. _____
Recorded July 29, 1969 At
11:04 A.M. # 2311

450-666.1-1-7 1/2