

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

FEB 27 2 49 PM '70

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

KNOW ALL MEN BY THESE PRESENTS, that I, Roger D. Coldsnow

in consideration of One Dollar (\$1.00) and love and affection for my wife, the grantee herein, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Sandra J. Coldsnow, her heirs and assigns forever:

An undivided one-half (1/2) interest in and to:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southeasterly side of Holmes Drive, in the City of Greenville, S. C., being known and designated as Lot No. 102 on plat of Central Development Corporation as recorded in the RMC Office for Greenville County, S. C., in Plat Book Y, pages 148 and 149, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Holmes Drive, said pin being the joint front corner of Lots 102 and 103, and running thence S 72-14 E 245 feet to an iron pin; thence S 39-04 W 86.2 feet to an iron pin, joint rear corner of Lots 102 and 101; thence with the common line of said lots N 71-41 W 204.5 feet to an iron pin on the southeasterly side of Holmes Drive; thence with the southeasterly side of Holmes Drive N 11-28 E 80 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

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.

WITNESS the grantor's(s) hand(s) and seal(s) this 27th day of February 19 70. Roger D. Coldsnow (SEAL)

SIGNED, sealed and delivered in the presence of: Anita C. Yates (SEAL) Mary R. Johnson (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 27th day of February 19 70. Anita C. Yates (SEAL)
Notary Public for South Carolina.
My commission expires November 19, 1979.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER GRANTEE WIFE OF GRANTOR
COUNTY OF } 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 (SEAL)
Notary Public for South Carolina.

RECORDED this 27 day of February 19 70 at 2:49 P. M. No. 18968

519-2743-1-61