

TITLE TO REAL ESTATE - Prepared by **GREENVILLE CO. S.C.** *FILED* *GREENVILLE CO. S.C.* *Aug 28* *59 PH '72* *ELIZABETH RIDDLE* *R.M.C.* *I, Charlie Black*

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KNOW ALL MEN BY THESE PRESENTS, that I, Charlie Black

in consideration of Seven Hundred (\$700.00) - - - - - 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 Johnny E. Ramsey and Rosie B. Ramsey, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land lying and being in Grove Township, Greenville County, South Carolina on Charlie Black Road, being more particularly described according to a plat made by Alex A. Moss, Surveyor, dated April 5th, 1972 and recorded in the R. M. C. Office for Greenville County in Plat Book 40, at Page 80, and having, according to said plat, the following metes and bounds, to-wit:

Starting at a point on a county road, Charlie Black Road, which leads to Simpsonville South Carolina, which is approximately 0.2 miles east of its intersection with Gunter Road and BFGINNING at an iron pin which is N. 19-00 W. 62.5 feet from said point in Charlie Black Road, and running thence N. 71-00 E. 192.8 feet to an iron pin; thence N. 19-00 W. 225.4 feet to an iron pin; thence S. 71-00 E. 192.8 feet to an iron pin; thence S. 19-00 E. 225.4 feet to an iron pin, the point of beginning and containing 1.00 acres, more or less.

It is also agreed and understood that the grantor convey to the grantees a 25 foot easement from the county road, Charlie Black Road, to the above described property for means of access, egress and ingress to said property. This 25 foot easement shall become a permanent part of said property.

This is part of the same land conveyed to the grantor herein by the Federal Land Bank of Columbia, South Carolina, which deed is dated October 24th, 1941, and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 152, at page 33.

This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.



Greenville County, Stamps Paid \$ 110 Act No. 380 Sec. 1

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 1st day of August 19 72 *Charlie Black* (SEAL)

SIGNED, sealed and delivered in the presence of: *Julia B. Lusk* (SEAL) *William J. Barnes* (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 1st day of August 19 72.
Julius A. Hicken (SEAL) *Julia B. Lusk*
Notary Public for South Carolina.
My commission expires: 1-13-72

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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 1st day of August 19 72 - *Hattie Blanche*
Julius A. Hicken (SEAL)
Notary Public for South Carolina.
My commission expires: 1-13-72
RECORDED this 28th day of August 19 72, at 3:59 P.M., No. 6035

585.2-1-11.8 (1.0A4st)
80- OUT OF 585.2-1-11

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