

TITLE TO REAL ESTATE - Prepared by WILLIAM A. BOUTON, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
BOUTON & BOUTON
ATTORNEYS AT LAW
110 S. MAIN ST.
GREENVILLE, S. C.

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KNOW ALL MEN BY THESE PRESENTS, that BERNHARD LUDVIGSEN

in consideration of TWELVE THOUSAND FIVE HUNDRED (\$12,500.00)----- 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 JACK PEARSON, HIS HEIRS AND ASSIGNS:

ALL that certain tract of land situate, lying and being in Glassy Mountain
Township, Greenville County, State of South Carolina, containing 12.54 acres,
more or less, as shown on a survey for Bernhard Ludvigsen, prepared by W.
N. Willis, RLS, on February 21, 1974, and having according thereto the follow-
ing metes and bounds, to-wit:

BEGINNING at an iron pin about 800 feet West of S. C. Highway No. 11, at
the Southeast corner of said tract, and running thence S. 69-00 W. 968 feet to
an old iron pin; thence S. 69-00 W. 156 feet to an old iron pin; thence N. 74-00
W. 298 feet to an iron pin; thence along a new line through the Ludvigsen Pro-
perty N. 29-20 E. 234 feet to an iron pin; thence N. 43-26 E. 600 feet to an iron
pin; thence N. 89-30 E. 200 feet to an iron pin; thence N. 71-13 E. 240 feet to an
iron pin; and thence S. 42-40 E. 553 feet to the beginning corner.

THIS being a portion of the 100.8 acres, more or less, conveyed to the Grantor
herein by a certain deed recorded in the RMC Office for Greenville County in Deed
Book 901 at Page 5.

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.



2500
Greenville County
STAMPS
Paid \$ 1375
Act No. 360 Sec. 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining, 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 law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 27th day of MARCH 1974.
SIGNED, sealed and delivered to the presence of:
Bernhard Ludvigsen (SEAL)
William A. Bouton (SEAL)
Linda C. Bouton (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 MARCH 1974.
Linda C. Bouton (SEAL)
William A. Bouton
Notary Public for South Carolina
My Commission expires February 18, 1980

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 re-
linquish 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 27th
day of MARCH 1974.
William A. Bouton (SEAL)
Edna Ludvigsen
Notary Public for South Carolina
My Commission expires December 11, 1979

RECORDED this _____ day of _____ 1974 at _____ M., No. 24602

APR 2 1974

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