

(ntc)

TITLE TO REAL ESTATE--Prepared by SIDNEY DONNIE S. TANKERSLEY ATTORNEY AT LAW 103 MANLY STREET, GREENVILLE, SOUTH CAROLINA

1038 544

State of South Carolina

COUNTY OF GREENVILLE

That I, Julious M. Jernigan,

in the State aforesaid,

in consideration of the sum of Thirty-Six Hundred and No/100 (\$3,600.00)----- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

CHARLIE FERGUSON, HIS HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northern side of Campbell Avenue, designated as Lot No. 3, as shown on plat of Property of Julia V. Jernigan, made by Dalton & Neves, May 1950, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Campbell Avenue, which point is 150 feet from the western corner of Campbell Avenue and White Oak Church Road and is also the joint corner of Lots Nos. 1 and 3, and running thence S. 84-15 W. 53 feet to an iron pin; thence N. 14-05 W. 117 feet to an iron pin; thence N. 8-04 W. 33.7 feet to an iron pin; thence N. 84-28 E. 50 feet to a point, the joint rear corner of Lots Nos. 2 and 3; thence with the rear line of Lots Nos. 1 and 2, S. 13-51 E. 150.8 feet to the point of BEGINNING.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

DERIVATION: Deed Book 580, at Page 231. (SEE Probate Court records Apt. 704, File 5)

- 519-281-2-76

Greenville County  
Stamps  
Paid \$ 4.40  
Act No. 359 Sec. 1

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 June 21<sup>st</sup> day of June, 1976

Signed, Sealed and Delivered in the Presence of

Julious M. Jernigan (Seal)  
Julious M. Jernigan

Gene M. Ambrose  
Ann J. Leonard

State of ~~SOUTH CAROLINA~~ <sup>VIRGINIA</sup>  
City of ~~GREENVILLE~~ <sup>Richmond</sup>  
COUNTY OF ~~GREENVILLE~~ <sup>Richmond</sup>

Personally appeared before me 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 written deed, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 21<sup>st</sup> day of June, A. D., 1976

James J. Pratt (Seal)

Ann J. Leonard

(Affix Hand Seal) My Commission Expires: 6-2-80

State of ~~SOUTH CAROLINA~~ <sup>VIRGINIA</sup>  
COUNTY OF ~~GREENVILLE~~ <sup>Richmond</sup>

RENUNCIATION OF DOWER

I, the undersigned No cern, that the undersigned wife (wives) of the above named grantor(s) did and separately examined by me, did declare that she does freely, voluntarily, or persons whomsoever, renounce, release, and forever relinquish unto the g Assigns, all the interest and estate, and also her right and claim of Dower of and released.



GIVEN under my hand and seal this \_\_\_\_\_ day of June, A. D., 1976

No wife

(Affix Hand Seal) My Commission Expires: \_\_\_\_\_

33663

Recorded this JUN 24 1976 day of \_\_\_\_\_, 1976, 1:01 P. M. No. \_\_\_\_\_

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