

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Nov 30 3 03 PM '76
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Alfred Ray Cooley

in consideration of One and no/100 - - - - - (\$1.00) Dollars,
and division of property
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto Joan Freeman Cooley, her heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the
County of Greenville, State of South Carolina, being known and designated
as Lot No. 3 as shown on a plat entitled "Section One Jenkins Estates
Southwest" prepared by C. O. Riddle dated February, 1972, and having
according to said plat the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the southwestern side of Fork Shoals Road at
the joint front corner of Lots Nos. 3 and 4; running thence down the joint
line of said lots S. 63-36 W. 261 feet to an iron pin; running thence N.
26-24 W. 170 feet to an iron pin on the eastern side of Beauclair Drive;
running thence up the eastern side of Beauclair Drive N. 63-36 E. 234.2 feet
to an iron pin at the intersection, the chord of which is S. 71-42 E. 35.5
feet to an iron pin on the southwestern side of Fork Shoals Road; running
thence down the southwestern side of Fork Shoals Road S. 27 E. 145 feet to
the point of beginning.

This conveyance is made subject to all restrictions, easements and rights
of way which may affect the property hereinabove described.

The Purchaser herein specifically assumes and agrees that certain mortgage
in favor of the First Federal Savings and Loan Association recorded November
17, 1975 in the RMC Office for Greenville County in Mortgage Book 1353 at
Page 775, in the original amount \$30,100.00 and with an approximate payoff
balance of \$30,000.00.

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Route 3
Simpsonville, S. C. 29681

This is the same property conveyed to the Grantor and Grantee from E. M.
Hanna by deed recorded in Deed Volume 961 at Page 421 in the RMC Office
for Greenville County, recorded November 28, 1972.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 30th day of November, 1976

SIGNED, sealed and delivered in the presence of:

Alfred Ray Cooley (SEAL)
Alfred Ray Cooley

Marsha A. Drammell (SEAL)
Randolph W. Hunter (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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

SWORN to before me this 30th day of November 1976.

Randolph W. Hunter (SEAL) Marsha A. Drammell
Notary Public for South Carolina.

My commission expires 11/16/77

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
GRANTEE WIFE OF GRANTOR

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

Notary Public for South Carolina.

My commission expires

RECORDED this NOV 30 1976 at 3:03 P. M., No. 1077

577.4

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