

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

Grantee(s) Mailing Address: % John Knoblock
PO Bx 42, Tryon NC 28782

KNOW ALL MEN BY THESE PRESENTS, that JOHN J. HEDGES and JOHN JAY HEDGES

in consideration of FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100 (\$52,500.00) -----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 AUDLEY W. COLE and GERALDINE R. COLE

ALL those lots of land situate on the eastern side of Clarke Road in the County of Greenville, State of South Carolina being shown as Lots 80, 81, 107, 108 and 109 on a plat of Lake Lanier Subdivision, prepared by George Kershaw, Surveyor, recorded in Plat Book G at page 41 in the RMC Office for Greenville County, reference being made to said plat for a more complete metes and bounds description.

Derivation Clause: Deed of Joseph P. Wray and Frances B. Wray to John J. Hedges and Hilda R. Hedges (same as Hilda R. Hedges), recorded on March 30, 1978 in Deed Book 1076 at page 171; deed of Susan E. Rogers, et al to Hilda R. Hedges, recorded on December 19, 1969 in Deed Book 858 at page 252; deed of Lake Lanier Investment & Development Corp. to Hilda R. Hedges, recorded on July 8, 1965 in Deed Book 777 at page 179; and deed of John M. Schnorrenberg to John J. Hedges and Hilda R. Hedges, recorded on May 14, 1968 in Deed Book 844 at page 109 in the RMC Office for Greenville County. The said Hilda R. Hedges died intestate as a resident of Greenville County on January 8, 1980 as will appear according to Apartment 1595, File 25 in the Office of the Probate Court for Greenville County, leaving as her sole heirs at law the grantors herein.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Grantees are to pay 1980 county property taxes.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs, successors and assigns against the grantor(s) and the grantor's(s) heirs, successors and assigns 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 2nd day of July 19 80

SIGNED, sealed and delivered in the presence of:

R. E. Harris (SEAL)
Richard R. Pells, Atty (SEAL)
R. E. Harris (SEAL)
John J. Hedges (SEAL)
John Jay Hedges (SEAL)

SCTO

JUL 18 80

OHIO
STATE OF ~~KENTON~~
COUNTY OF ~~CINCINNATI~~
GEAUGA

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

SWORN to before me this 2nd day of July 1980

Richard R. Pells, Atty (SEAL)
Notary Public for ~~Kent~~ Ohio
My commission expires: _____

OHIO
STATE OF ~~KENTON~~
COUNTY OF ~~CINCINNATI~~
GEAUGA

RENUNCIATION

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, 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

2nd day of July 19 80.
Richard R. Pells, Atty (SEAL)
Notary Public for ~~Kent~~ Ohio
My commission expires: _____

R. E. Harris
John J. Hedges (Wife of John Jay Hedges)
not married
Audley W. & Geraldine R. Cole

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY TAX
57.75
JUL 18 1980

RECORDED this 18th day of July 19 80, at 4:33 P/ M., No. 6241-6-55, 56, 61 & 62

0512

4328 RV-2