

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOOK 1130 PAGE 34
JULY 24 AM '80
W. B. JAMES
SHERSLEY

KNOW ALL MEN BY THESE PRESENTS, that I, Ralph G. Cole,

in consideration of One and No/100 (\$1.00)-----

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 Virginia A. Cole, her heirs and assigns forever,

ALL that piece, parcel or lot of land, situate, lying and being on the Eastern side of Beatrice Street, near the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 2 of the Property of Mrs. Eva Jones, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "Q" at Page 37, said property having such metes and bounds as follows:

BEGINNING at an iron pin on the Eastern side of Beatrice Street, which iron pin is the joint front corner of Lots Nos. 1 and 2, and is situate 180 feet Southeast of the intersection of Beatrice Street and Frances Avenue; thence running along the joint line of said Lots N. 67-48 E. 240.7 feet to an iron pin; thence S. 21-55 E. 60 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; and running thence along the joint line of said Lots S. 67-48 W. 240.7 feet to an iron pin on the Eastern side of Beatrice Street; thence along the Eastern side of Beatrice Street N. 21-55 W. 60 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Grantor herein by Deed of Robert A. Junkin, dated November 30, 1954, recorded November 30, 1954, in the R.M.C. Office for Greenville County in Deed Book 513 at Page 155.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

(14) 161-228-12-5.2

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)'s heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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)'s heirs, successors and assigns against the grantor(s) and the grantor's(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)'s hand(s) and seal(s) this 24th day of June July 19 80

SIGNED, sealed and delivered in the presence of:

Richard M. Lenge (SEAL)
William B. James (SEAL)
_____ (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)'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 24th day of July 19 80

William B. James (SEAL)

Notary Public for South Carolina
My commission expires: 3-28-89

Richard M. Lenge

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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)'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 24th day of July June 19 80
Cathy L. Morgan (SEAL)

Notary Public for South Carolina
My commission expires: 5/12/88

Virginia A. Cole

RECORDED this 30th day of July 19 80 at 9:49 A.M. No. 2683

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