

203 Emile Avenue, Greenville, S.C. 29611

1142

TITLE TO REAL ESTATE prepared by McDonald and Cox, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that ^{2 52 PM '81} Nicky Fricks and Sandra D. Fricks
WILKINSON FRICKS

in consideration of One (\$1.00) dollar, love and affection 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 Mary Annette Fricks, all their right, title and interest in and to:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Emile Avenue, being shown and designated as the southernmost portion of Lot No. 4, Block D, on a plat of the property of J. Ed Means recorded in the RMC Office for Greenville County, South Carolina, in Plat Book J at pages 186 and 187, and being shown as Lot No. 30 on a plat of the property of American Bank & Trust Company made R. E. Dalton, dated September 1924, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Boo, F, page 254, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Emile Avenue, at the joint front corners of Lots Nos. 28 and 30 (the old southeasternmost front corner of Lot No. 4, Block D); and running thence along the common line of said lots, S. 49-30 W., 175 feet to a point; thence along the rear line of Lot No. 31, N. 40-30 W., 75 feet to an iron pin at the corner of Lot No. 32; thence along the line of Lot No. 32, N. 49-30 E., 175 feet to a point on Emile Avenue; thence along the northwestern side of Emile Avenue, S. 40-30 E., 75 feet to the point of BEGINNING. 14(250) 236-1-2

This being property we inherited from our father, Billy Ray Fricks who died in testate on November 3, 1980, in Greenville County, S. C. The said Billy Ray Fricks acquired said property by deed from Gerald R. Glur Builders, Inc. by deed dated on or about April 18, 1978, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1877 at page 336.

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.

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 23 day of February, 1981.
SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
Nicky Ray Fricks (SEAL)
[Signature] (SEAL)
Sandra D. Fricks (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)'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 23rd day of February, 1981

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 12/29/87

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 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 _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina
My commission expires: _____
RECORDED FEB 25 1981 day of _____ 19 _____ at 2:52 P.M. No. _____

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