

3 TURBS Mountain Road, TRAVELERS Rest, S.C.

TITLE TO REAL ESTATE prepared by FRED. N. McDONALD Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C.

BOOK 1161 PAGE 683

KNOWN ALL MEN BY THESE PRESENTS, that we, George L. Coleman, Sr., and George L. Coleman, Jr.,

in consideration of -- Twenty Thousand and No/100 (\$20,000.00) ----- 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 Lynell Peterson, his heirs and assigns, forever:

ALL that tract of land in Saluda Township, Greenville County, South Carolina, being known and designated as Tract No. 3 of the Morgan Home Place, as shown on plat made by G. A. Ellis in April 1938, and having the following metes and bounds, to wit:

BEGINNING at the corner of Tract No. 4 on the Buncombe Road and running thence with Tract No. 4 N. 52 W. 1060 feet to North Saluda River; thence down said River as a line 239 feet to Tract No. 2; thence with line of Tract No. 2 S. 54-3/4 E. 1100 feet to line of C. L. Hightower land; thence with his line N. 83-1/2 E. 73 feet to the Buncombe Road; thence with said Buncombe Road 225 feet to the beginning corner, containing 5.88 acres, more or less.

ALSO: ALL that piece, parcel or tract of land situate, lying and being on the Buncombe Road known as Highway No. 25, and having the following metes and bounds according to a survey made by G. A. Ellis, April 1938, being Tract No. 4:

BEGINNING at the joint corners of Tracts Nos. 3 and 4 on the Buncombe Road and running thence with Buncombe Road 246 feet to corner of Tract No. 5; thence with line of Tract No. 5 N. 50 W. 1000 feet to North Saluda River; thence down the River as the line 279 feet to corner of Tract No. 3; thence with line of Tract No. 3 S. 52 E. 1060 feet to the beginning corner and containing 5.88 acres, more or less.

This is the same property conveyed to the Grantors herein by deed of Rufus Oliver Morgan and Kim Fuller Morgan dated July 27, 1978, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1084 at Page 391, on August 1, 1978.

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

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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 27th day of January, 1982

SIGNED, sealed and delivered in the presence of:

Fred N. McDonald
Notary Public

George L. Coleman Sr. (SEAL)
George L. Coleman Jr. (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

STATE OF SOUTH CAROLINA DOCUMENTARY TAX STAMP \$ 00.00

Personally appeared the undersigned witness and made oath that (s)he saw the witness and witnessed the execution thereof.

SWORN to before me this 27th day of January, 1982

Fred N. McDonald (SEAL)
Notary Public for South Carolina
My commission expires: 10/29/90

Bobbie P. Coleman
Pearle M. Coleman

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') 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 27th day of January, 1982

Fred N. McDonald (SEAL)
Notary Public for South Carolina
My commission expires: 10/29/90

Bobbie P. Coleman
Pearle M. Coleman

RECORDED this FEB 1 1982 day of _____ at 10:49 A.M.

GREENVILLE COUNTY DOCUMENTARY TAX \$ 22.00

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