

115 Crest Lane, Greenville, S. C. 29609

TITLE TO REAL ESTATE prepared by Fred N. McDonald, Attorney at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE S.C.

VOL 1192 PAGE 690

JUL 20 12 18 PM '83

KNOWN ALL MEN BY THESE PRESENTS, that I, C. C. Coleman, JR., R.M.C.

Book 41 Page 1133

in consideration of One Thousand and No/100 (\$1,000.00) ----- Dollars,
and Exchange 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

Martin F. Rodgers, Jr., his heirs and assigns, forever:

ALL that lot of land in the State of South Carolina, County of Greenville, and having, according to a plat made by C. O. Riddle, Surveyor, recorded in Plat Book VVV, at Page 167, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern edge of the sidewalk on Rutherford Street, joint front corner with property of Madge Garrett, and running thence with the line of Madge Garrett, S. 66-05 E. 56.3 feet to an iron pin on the line of a 20-foot alley; thence with said alley, S. 20 W. 33.83 feet to an iron pin; thence N. 66-05 W. 61.33 feet to an iron pin on the southeastern edge of the sidewalk on Rutherford Street; thence with the edge of said sidewalk, N. 28-31 E. 33.86 feet to the point of beginning.

ALSO: All my right, title and interest in and to an easement for ingress and egress over a 20-foot alley along the Eastern edge of said lot and over a 10 foot alley running over property of Grady L. Floyd, et al, said easement being described in a deed from Grady L. Floyd, et al, recorded in Deed Book 274 at Page 77.

This is the same property conveyed to Grantor by deed from John Andral Barry, Jr., and Helen B. Barry, dated June 22, 1983, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1192 at Page 486, on July 21, 1983.

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.

12(500) 177-10-30.1

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 15th day of July, 1983.

SIGNED, sealed and delivered in the presence of:

[Signature]

C. C. Coleman, Jr. (SEAL)

STATE OF SOUTH CAROLINA (SEAL)

DOCUMENTARY TAX (SEAL)

TAX \$ 4.00 (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of July, 1983

[Signature] (SEAL)

[Signature]

Notary Public for South Carolina
My commission expires: 10/29/90.

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 15th day of July, 1983.

[Signature] (SEAL)

Virginia A. Coleman

Notary Public for South Carolina
My commission expires: 10/29/90.

RECORDED this 20 day of July, 1983

at 12:18 PM

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GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL 20 '83
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