

NTE: JBA 203...
TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S.C.

FILED 1983 AUG 23 3 00 PM '83
GREENVILLE S.C. CLERK OF COURT

STATE OF SOUTH CAROLINA } Grantee's mailing address:
COUNTY OF GREENVILLE }

AUG 23 3 00 PM '83
GREENVILLE S.C. CLERK OF COURT

KNOW ALL MEN BY THESE PRESENTS, that I, Leona S. Wallace,

in consideration of Twenty-Five Thousand and No/100 (\$25,000.00) ----- 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 Cleo W. Wyatt, her heirs and assigns forever, however, reserving a life estate to the grantor for and during the remainder of her natural life in said property:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the Southern side of Agnew Avenue, near the City of Greenville, being shown as Lot #1, on a plat of the property of Marsmen, Inc., recorded in Plat Book N, at Page 113, in the RMC Office for Greenville County, and according to a survey made by R. W. Dalton, in June, 1955, is described as follows:

BEGINNING at a stake on the Southern side of Agnew Avenue, 965 feet West from Bramlett Road, at corner of Lot #2, and running thence with line of said lot, S. 23-47 W. 263 feet passing an iron pin to the center of Long Branch; thence with the center of Long Branch as the line, the traverse of which is N. 51-02 W. 138.4 feet to a point; thence passing an iron pin, N. 40-02 E. 236 feet to an iron pin on the Southern side of Agnew Avenue; thence with the Southern side of said Avenue, S. 66-13 E. 70 feet to the beginning corner.

14(235) 130-1-23

This is the same property conveyed to Joseph P. Wallace, by deed of Frank Ulmer Lumber Company, Inc., dated July 5, 1955, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 529, at Page 407. That subsequent thereto on September 16, 1971, Joseph P. Wallace died intestate, leaving as his sole heirs and distributees, all of whom being sui juris, his widow, the grantor herein, Leona S. Wallace; and three (3) children, Joseph P. Wallace, Jr.; Shirley W. Field; and Cleo W. Wyatt; that in order for Leona S. Wallace to have the full interest in said property, Joseph P. Wallace, Jr.; Shirley W. Field; and Cleo W. Wyatt conveyed their interest in said property to Leona S. Wallace by their deed dated July 18, 1977, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1064, at Page 100.

This deed is made subject to any restrictions, easements and rights-of-way (CONTINUED ON REVERSE)
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 or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors 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 26 day of August 1983.
SIGNED, sealed and delivered in the presence of:
Leona S. Wallace (SEAL)
LEONA S. WALLACE

(SEAL)
(SEAL)
(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) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 26 day of August 19 83
Julius B. Aiken (SEAL)
Notary Public for South Carolina.
My commission expires: 1-2-90

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY -- GRANTOR IS A WOMAN
COUNTY OF } 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 grantor(s) and the grantee(s)'s heirs or 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.

RECORDED this _____ day of _____ 19____ at _____ M. No. _____
(CONTINUED ON NEXT PAGE)

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