

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 25 12 18 PM 1960

Know All Men by these Presents:

That I, Ruth Burnette in consideration of the sum of \$1.00 and love and affection DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Kenneth Jewell James and Eleanor Burnette James, their heirs and assigns,

All that piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as the property of Kenneth J. James and Eleanor B. James, according to plat of R. W. Dalton, Engineer, dated April 1960, recorded in the R. M. C. Office for Greenville County in Plat Book 77 at Page 58, and described as follows:

BEGINNING at an iron pin 140 feet northwest of the intersection of Valley Street and Judson Road, and running thence with said Judson Road, N. 53-55 W. 52 feet to iron pin; thence S. 40-05 W. 199.7 feet to iron pin; thence along line of Lot 36, S. 53-55 E. 43.6 feet to iron pin; thence N. 42-30 E. 200 feet to the point of beginning; being a portion of the property conveyed to the grantor by deed recorded in Deed Book 640 at Page 148 and by deed recorded herewith.

By previous deeds the grantor's starting point on Judson Road has been listed at 160 feet northwest of the intersection of Valley Street and Judson Road. This is correct by plat of property of M. C. Jimison (see Plat Book E at Page 161). However, by a later plat of the same property by the American Bank and Trust Company, recorded in Plat Book F at Page 44, Lot No. 8 of Plat Book E at Page 161 had been changed from 70 feet frontage to 50 feet frontage, with said Valley Street having been widened by the later plat by 20 feet, thus the starting point of 140 feet northwest of the intersection of Valley Street is correct by Plat Book F at Page 44.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 22nd day of April in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

[Signatures of Ruby M. Eskew, Ruth Burnette, and Belton O. Thomason, Jr.]

[Signatures and seals of Ruth Burnette and three blank lines for witnesses]

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ruby M. Eskew

and made oath that she saw the within named grantor(s) Ruth Burnette sign, seal and as her act and deed deliver the within written deed, and that she, with Belton O. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 22nd day of April A. D., 1960. [Signature of Belton O. Thomason, Jr.] Notary Public for South Carolina

[Signature of Ruby M. Eskew]

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D., 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ (Continued on Next Page) Recorded this day of 19, at M., No.