

TITLE OF REAL ESTATE—Cheros and Patterson, Attorneys at Law, Greenville, S. C.

FEB 19 8 45 AM '76
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Douglas Ray Emory and Linda B. Emory

in consideration of Twelve Thousand and no/100----- 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 Fredrick E. Landrith and Mary Lynne M. Landrith, their heirs and assigns, forever:

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as parts of Lots 70 and 71 on the southwest side of Douglas Avenue (now Evergreen Street) on a subdivision of Colonial Company, plat prepared by Carolina Surveying Company recorded in Plat Book G at pages 112 and 113 and having such courses and distances as will appear below:

Derivation: 929 at page 97.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

BEGINNING at an iron pin on the southwestern side of Douglass Avenue, which point is 230.5 feet northwest from the intersection of said Avenue with South Franklin Road and running thence S. 47-19 W. 120 feet to an iron pin; thence N. 44-02 W. 57 feet to an iron pin; thence N. 46-03 E. 120 feet to an iron pin on the southwestern side of Douglass Avenue; running thence with said Avenue, S. 44-02 E. 59.5 feet to the point of beginning.

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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 18th day of February 19 76 .

SIGNED, sealed and delivered in the presence of:

John G. Cheros (SEAL)
Mark K. Clark (SEAL)
Douglas Ray Emory (SEAL)
Linda B. Emory (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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of February 19 76 .

Mark K. Clark (SEAL)
Notary Public for South Carolina
My commission expires: 4/7/79
John G. Cheros

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') 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 18th day of February 19 76 .
Mark K. Clark (SEAL)
Notary Public for South Carolina
My commission expires: 4/7/79

Linda B. Emory

RECORDED this day of FEB 19 1976 at 8:46 A. M., No. 21029

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