

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1976 4 11

DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Ralph L. Ogdén,

in consideration of Fifty-Six Thousand and 00/100 (\$56,000.00) ----- 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 Karl Emerson, his heirs and assigns forever,

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northerly side of Queen Ann Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 26 on plat of Foxcroft, Section I, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4F, at pages 2, 3 and 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Queen Ann Road, said pin being the joint front corner of Lots Nos. 26 and 27, and running thence with the common line of said lots N. 3-49 W. 165 feet to an iron pin, the joint rear corner of Lots Nos. 26 and 27; thence S. 86-11 W. 128 feet to an iron pin, the joint rear corner of Lots Nos. 25 and 26; thence with the common line of said lots S. 3-49 E. 165 feet to an iron pin on the northerly side of Queen Ann Road; thence with the northerly side of Queen Ann Road N. 86-11 E. 128 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property.

This being the same property conveyed to the Grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 939, at page 510.

Grantee to pay 1976 taxes.



61.60

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 11th day of March, 1976

SIGNED, sealed and delivered in the presence of:

Clark Howard
Marilyn Howard

Ralph L. Ogdén (SEAL)

_____ (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 11th day of March, 1976

Clark Howard (SEAL)
Notary Public for South Carolina
My commission expires: 4-15-81

Marilyn Howard

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 11th day of March, 1976
Clark Howard (SEAL)
Notary Public for South Carolina
My commission expires: 4-15-81

Lynne P. Ogdén

RECORDED this _____ day of _____ MAR 11 1976 19 _____ at 4:49 P. M. No. _____

4328 RV-2