

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Dillard & Mitchell, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that JACK COOPER and EVELYN J. COOPER

in consideration of Seventy-three Thousand Five Hundred and no/100ths (\$73,500.00) - 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 DONALD F. RICHARDS and PATRICIA M. RICHARDS, their heirs and assigns,
forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Hunting Hollow Road, being known and designated as Lot No. 102 on a plat of FOXCROFT, SECTION I, MAP NO. 3, made by C. O. Riddle, dated September 15, 1969, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-F at page 4 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hunting Hollow Road at the joint front corner of Lots Nos. 102 and 103 and running thence with the common line of said lots, S. 22-39 W., 222.7 feet to an iron pin; thence along the line of property now or formerly belonging to Robert F. and Vera Canby, N. 86-25 E., 174 feet to an iron pin at the joint rear corner of Lots Nos. 101 and 102; thence along the common line of said lots, N. 7-42 E., 162.2 feet to an iron pin on the southern side of Hunting Hollow Road; thence along the southern side of Hunting Hollow Road, N. 76-54 W., 57.5 feet to an iron pin and N. 68-52 W., 57.5 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Jack Cooper and Evelyn J. Cooper by deed of William E. Stephenson and Mary W. Stephenson recorded August 17, 1973 in Deed Book 982, page 49 in the RMC Office for Greenville County, S. C. and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree to pay Greenville County property taxes for the tax year 1976 and subsequent years.



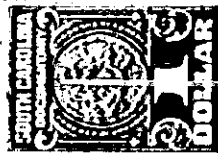
Greenville County
Stamps
Paid \$ 80.85
Act No. 380 Sec. 1

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(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 12th day of August 1976
Signed, sealed and delivered in the presence of:

Nancy J. Hood
Harry N. Youngman

Jack Cooper
JACK COOPER
Evelyn J. Cooper
EVELYN J. COOPER



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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of August 1976

Harry N. Youngman
Notary Public for South Carolina
My commission expires: 3-19-79



Nancy J. Hood
Nancy J. Hood



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)' 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 12th day of August 1976
Harry N. Youngman
Notary Public for South Carolina
My commission expires: 3-19-79

(SEAL)

Evelyn J. Cooper
Evelyn J. Cooper

RECORDED this day of AUG 16 1976 at 1:37 P. M. No. 4459

540.7

0268

4328 RV-2