

FILED
GREENVILLE, S.C.

TITLE TO REAL ESTATE - Deeds Thornton, 60, S. E. Thomason, 410 E. Washington St., Greenville, S. C. VOL 1047 PAGE 746

STATE OF SOUTH CAROLINA 3 57 PM '76
COUNTY OF GREENVILLE S. TANKERSLEY R.H.C. Grantees' Address: Rt. 7, Jamestown Estates, Green. S.C.

KNOW ALL MEN BY THESE PRESENTS, that JAMES G. TAYLOR and LACEY C. TAYLOR

in consideration of Eighteen Thousand Three Hundred Twenty-Four and 67/100 (\$18,324.67) dollars, plus assumption of the below mentioned mortgage 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 LLOYD COBB and CAROLYN Y. COBB, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in O'Neal Township, located off Johnson Road on the northern side of Frederick Street and being shown and designated as Lot No. 35 on plat of Jamestown Estates, Section I, II and III, by Campbell & Clarkson, Surveyor, dated August 30, 1973, which plat is recorded in the R. M. C. Office for Greenville County and has the following courses and distances, to-wit:

BEGINNING on the northern side of said street, at the joint front corner of Lots 35 and 36 and running thence as the common line of said lots, N. 2-46 E. 180 feet; thence S. 87-14 E. 175.3 feet to a future street; thence S. 2-43 W. 155 feet to angle; thence S. 47-43 W. 35.4 feet to the northern side of said street; thence with the northern side of said street, N. 87-14 W. 150.3 feet to the beginning corner. - 289 - 537.8 - 1 - 22

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Derivation: This being the same property heretofore conveyed to the grantors herein by Ratteree-James Insurance Agency on February 26, 1974, and recorded, 3-4-74 in the Office of the Register of Mesne Conveyances in Deed Book 994 at Page 606 (OVER)

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 9th day of December, 1976.

SIGNED, sealed and delivered in the presence of:

Saritta H. Swatt (SEAL)
Marion A. Caldwell (SEAL)
James G. Taylor (SEAL)
Lacey C. Taylor (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 9th day of December, 1976.

Marion A. Caldwell (SEAL)
Notary Public for South Carolina
My commission expires: 10-26-81
Saritta H. Swatt

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 9th day of December, 1976.
Marion A. Caldwell (SEAL)
Notary Public for South Carolina
My commission expires: 10-26-81
Lacey C. Taylor
Lacey C. Taylor

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

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