

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 5 2 54 PM '77
DONNIE S. TANKERSLEY
R.M.C.

Grantee's Address: Myron D. and Barbara P. Swafford
Route 1, Farr's Bridge Road
Greenville, South Carolina

KNOW ALL MEN BY THESE PRESENTS, that James A. Jeffcoat

in consideration of Twenty-three thousand eight hundred and no/100th (\$23,800.00)-- 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 Myron D. Swafford and Barbara P. Swafford, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being on the southern side of Farr's Bridge Road being shown and designated as Lot 43 on plat of Shamrock Acres recorded in the RMC Office for Greenville County in Plat Book YY at Page 43 and having, according to a more recent plat entitled "Property of Myron D. Swafford and Barbara P. Swafford", dated December 20, 1976, the following metes and bounds, to-wit:

9466JAN 57

Beginning at an old iron pin on the southern side of Farr's Bridge Road at the joint front corner of Lots 43 and 44 and running thence along the common line of said Lots, S 34-54 W 175.8 feet to an old iron pin at the joint rear corner of said Lots; thence along the rear of Lot 43, N 55-00 W 80 feet to an old iron pin; thence N 34-55 E 157.4 feet to an old iron pin on the southern side of Farr's Bridge Road; thence along said Road, S 68-00 E 82 feet to an old iron pin, the point of beginning.

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.

200 MS

This is the same property conveyed to the Grantor herein by deed of Donald E. Foster dated July 21, 1972 and recorded in the RMC Office for Greenville County in Deed Book 949 at Page 589 on July 24, 1972.

- 305 - B 4.1 - 1 - 79

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 4th day of January 19 77.

SIGNED, sealed and delivered in the presence of:

James A. Jeffcoat (SEAL)
Cleo L. Lee (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DOCUMENTARY TAX 48.00
DOCUMENTARY TAX 28.40

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 4th day of January 1977.

Thom A. Hobbs (SEAL)
Notary Public for South Carolina
My commission expires: 8-4-79

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

4th day of January 19 77.
Thom A. Hobbs (SEAL)
Notary Public for South Carolina

My commission expires: 8-4-79

RECORDED this JAN 5 1977 at 2:54 P. M., No. 17987

4328 W-21