

TITLE TO REAL ESTATE Gaddy and Davenport, Attorneys at Law, Greenville, S. C. 29603

via 1052 405

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GADDY & DAVENPORT  
P. O. BOX 10267  
GREENVILLE, S. C.

Waco F. Childers, Jr., As  
Trustee for Peter Duffy Childers  
P. O. Box 81  
Greenville, S. C., 29602

KNOWN ALL MEN BY THESE PRESENTS, that Thomas Ray Miller

in consideration of Twenty-Five Thousand & No/100 (\$25,000.00)-----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 Waco F. Childers, Jr., As Trustee for Peter Duffy Childers, his successors and assigns, forever:

ALL of that certain piece, parcel or lot of land, together with improvements thereon, lying and being in the State of South Carolina, Greenville County, City of Greenville, at the northwest intersection of Buncombe Street and James Street and having the following courses and distances, to-wit:

BEGINNING at a stake at the northwest corner of Buncombe Street and James Street and running thence with the northern side of James Street, N. 61-18 E. 176.8 feet to a stone pillow on the line of property now or formerly of James Thomas Jamison; thence with the line of property now or formerly of James Thomas Jamison, N. 25-0 W. 115.8 feet to the intersection of two fences; thence with the fence along the line of property now or formerly of Sara Howard, S. 56-31 W. 193.7 feet to a stake at the end of a brick wall on the east side of Buncombe Street; thence with the east side of Buncombe Street, S. 33-57 E. 100 feet to a stake, the point of beginning.

This is the identical property conveyed to Essie M. Miller by deed from Mary E. McKay dated February 11, 1920, recorded in the R.M.C. Office for Greenville County on March 27, 1920 in Deed Book 68, Page 88. The said Essie M. Miller died testate on October 16, 1953 devising the above described property to her husband, Erwin L. Miller for life, with remainder to the grantor, Thomas Ray Miller, as evidenced by her estate file filed in the Probate Court for Greenville County on January 20, 1954 in Apartment 622, File 3. The said Erwin L. Miller died testate on November 31, 1967 as evidenced by his estate file filed in the Probate Court for Greenville County on November 7, 1968 in Apartment 1058, File 6.

The property above described is conveyed subject to all restrictive covenants, setback lines, rights-of-way and easements of public record and appearing on recorded plat(s).

(CONTINUED ON REVERSE SIDE)

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 March 1977

SIGNED, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*

*[Signature]* (SEAL)  
Thomas Ray Miller (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 9th day of March 1977

*[Signature]* (SEAL)

*[Signature]*

Notary Public for South Carolina  
My commission expires: 5-23-84

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT NECESSARY-GRANTOR IS A WIDOWER

Notary Public, do hereby certify that all other to the

DOCUMENTARY TAX STAMP TAX 50.00

GREENVILLE COUNTY

6 5 4 4 2 3

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 27.50

My commission expires:

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M. No. \_\_\_\_\_

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