

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE W. BRISSEY
R.M.C.

Law Offices of Brissey, Lathan, Smith, & Barbare, P.A., Greenville, South Carolina

TITLE TO REAL ESTATE

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KNOW ALL MEN BY THESE PRESENTS, that I, Eugenia T. Beasley

in consideration of Thirty-Three Thousand and No/100-----(\$33,000.00)----- 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 Thomas F. Coan, Jr. and Sandra G. Coan, their heirs and assigns forever;

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the western side of Conestee Avenue and being known and designated as Lot No. 15 and an adjoining strip of the northern side thereof on plat of Cherokee Park, dated July, 1913, prepared by Brodie and Bedell, Engineers, recorded in the RMC Office for Greenville County in Plat Book C at Page 96, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Conestee Avenue at the joint front corner of Lots 15 and 16 and running thence along the common line of said Lots, N.62-32 W. 171 feet 3 inches to an iron pin at the joint rear corner of said Lots on the eastern side of a 15 foot alley; thence along said alley, N.27-40 E. 60 feet to an iron pin at the joint rear corner of Lot 15 and an adjoining strip of land; thence continuing along the eastern side of said alley on the same course 19 feet 1 inch to an iron pin at the joint rear corner of Lot No. 14; thence along the common line of Lot 14 and said strip, S.62-32 E. 170 feet 7 inches to an iron pin on the western side of Conestee Avenue; thence along said Avenue, S.27-15 W. 19 feet 6 inches to an iron pin at the joint front corner of said strip and Lot 15; thence continuing along the western side of Conestee Avenue on the same course, 60 feet to an iron pin, the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property as that conveyed to the Grantor herein by deed from Theron R. Woodson recorded in the RMC Office for Greenville County in Deed Book 1058 at Page 834 on June 17, 1977.

THE mailing address of the Grantees herein is 28 Conestee Avenue, Greenville, S. C.

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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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(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) the 19th day of June 19 78.

SIGNED, sealed and delivered in the presence of:
Eugenia T. Beasley (SEAL)
Eugenia T. Beasley (SEAL)
Kathy H. Brissey (SEAL)
Kathy H. Brissey (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 19th day of June 19 78.
Kathy H. Brissey (SEAL)
Kathy H. Brissey
Notary Public for South Carolina
My Commission expires 4/7/79.

STATE OF SOUTH CAROLINA }
COUNTY OF

RENUNCIATION OF DOWER
NOT NECESSARY-WOMAN GRANTOR.

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GCTO --- 1 JUN 19 78 576 2.00CI

RECORDED JUN 19 1978 at 2:10 P.M.

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