

Rt 3, Bx 26
Pelzer, SC

Prepared by PRICE & JOAC, Attorneys at Law, Greenville, S. C.

Vol 108, p 855

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

JACK EATON
TEN DOLLARS AND 00/100 AND LOVE AND AFFECTION (\$10.00) DOLLARS, paid to Grantor
HENRY C. EATON
these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee his heirs and assigns forever:

All of my right, title, interest and estate in and to;

ALL that piece, parcel or lot of land lying and being located in Caklawn Township, Greenville County, South Carolina, near Pelzer and on the South side of Highway 8 leading from the Ware Place to Pelzer, and being the Eastern part of the Mary Ellen Austin King home place, the lot herein conveyed is described as Lot "B" on Plat made by F. E. Ragsdale, Surveyor, January 24, 1970, to be recorded in the R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

-110-612-2-1-16-2 (1/2)

BEGINNING at an iron pin on Ada Bennett line, and joint corner of Lots "A" and "B" as shown by said Plat and running thence along the Eastern line of Lot "A" N. 11-30 E. 184.8 feet to a cap in center of Highway No. 8, iron pin on south side of Highway 8, 34.6 feet from center of highway; thence along center of highway S. 86-56 E. 643 feet to cap in center of Highway, iron pin 31 feet from center of highway; thence along Truman Lollis line S. 18-00 W. 620 feet to iron pin; thence S. 84-30 W. 9.2 feet to iron pin on Fred King line; thence along the Fred King line N. 40-06 W. 491.8 feet to iron pin; thence N. 54-36 W. 193.0 feet to iron pin; beginning corner, containing 5.46 acres more or less, according to the above survey and plat, bounded on the North by S. C. Highway 8, on the East by land of Truman Lollis, on the south Fred King and Ada Bennett, and on the West by Lot "A", this Plat.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

The above property is the same conveyed to Henry C. Eaton and Ruth Eaton by deed recorded in Deed Book 884, at page 120. The same Ruth Eaton died intestate December 24, 1970, leaving her sole heirs at large, her husband, Henry C. Eaton, the Grantee herein, and three children, Clayton, Carlton and Jack. See Apt. 1236, file 21, in office of the Probate Court for Greenville County. The said Clayton and Carlton had previously conveyed their undivided interest in the property to the Grantee by deed recorded April 8, 1974, in Deed Book 996, at page 672, and this deed is to convey the undivided interest of the Grantor here in.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 24th day of

July 1978

Jack H. Eaton (Signature)

Seal)

Signed, Sealed and Delivered in the Presence of

Barbara W. Lee (Signature)

Seal)

Seal)

Seal)

Grantor

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 24th

day of July 1978

Barbara W. Lee (Signature)

Notary Public for South Carolina

My Commission expires 6/14/83

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

to all whom it may concern, that Mrs. Rita K. Eaton wife of the within named Grantor did this day appear before me, and 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 or persons whatsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 24th

day of July 1978

Rita K. Eaton (Signature)

Notary Public for South Carolina

My Commission expires 6/14/83

Recorded this 26th day of July 1978 at 10:51 A.M.

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