

FILED
GRAMEAS ADDRESS: 1257 BECKMANVILLE RD. SAVANNAH, GA. 31406
TITLE TO REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601
JAN 23 10 52 AM '79

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

KNOWN ALL MEN BY THESE PRESENTS, that I, William Vance Rainey,

in consideration of Five Thousand and no/100-----(\$5,000.00)----- 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 J. Cohen Arms and Geraldine J. Arms, and their heirs and assigns, forever:

All that piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, on the Eastern side of State Park Road and having the following metes and bounds according to a plat of "Property of Wm. Vance Rainey", prepared by C. O. Riddle, R.L.S., dated November 21, 1978, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6U at Page 81 :

Beginning at a nail and cap in the center of State Park Road and running thence N. 74-01 W. 39.95 feet to an iron pin at a water line; thence along said water line, N. 23-01 E. 10.06 feet to an iron pin; thence along a line of property of Harry King, S. 74-01 E. 38.23 feet to a point; thence along State Park Road, N. 13-11 E. 15 feet to an old iron pin; thence N. 42-34 E. 63 feet to an old iron pin; thence along a line of Wm. G. Meehan, S. 86-36 E. 217.4 feet to an old iron pin; thence N. 60-03 E. 110 feet to an old iron pin; thence along a line of Wm. Vance Rainey, N. 79-49 E. 341.3 feet to an iron pin; thence along a line of Wm. Vance Rainey, S. 20-55 E. 239.6 feet to an iron pin; thence along a line of said Rainey property, S. 86-55 W. 436.9 feet to an iron pin; thence N. 20-55 W. 136.35 feet to an iron pin; thence continuing along a line of Rainey property, S. 60-03 W. 31.17 feet to an iron pin; thence continuing along a line of Wm. Vance Rainey property, N. 86-36 W. 213.89 feet to an iron pin; thence S. 48-26 W. 75.68 feet to the beginning corner, and being a portion of the property devised to William Vance Rainey under the Will of B. F. Rainey, dated December 31, 1912, and admitted to Probate on June 27, 1914, B. F. Rainey having died on June 18, 1914, as shown by estate records of B. F. Rainey in File 30, Apartment 126 of the Probate Court for Greenville County, South Carolina.

This property is subject to existing easements, restrictions and rights-of-ways upon or affecting said property.

The Grantee is to pay the property tax for the year 1979.

-279-498.2-1-7.10-2A
OUT OF 498.2-1-7.3

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 23rd day of January 1979

SIGNED, sealed and delivered in the presence of:

R. Kinard Johnson, Jr.
E. Randolph Stone

William Vance Rainey (SEAL)
William Vance Rainey

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBAT

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JAN 23 1979
\$ 10.00
DP 1421R

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 23rd day of January 1979

E. Randolph Stone (SEAL)
Notary Public for South Carolina
My commission expires: January 4, 1981

R. Kinard Johnson, Jr.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER GRANTOR NOT MARRIED

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 19 day of _____ (SEAL)
Notary Public for South Carolina.
My commission expires: _____

RECORDED this JAN 23 1979 day of _____ at 10:52 AM 21629
498.2-1-7 or 7.3

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
JAN 23 1979
\$ 05.50
PB. 13911

0.86

4328 RV-2