

Albert A. Cox, 519 Pelham St., Greer, S.C. 29651

title not examined by JPH
STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

S.C.

APR 14 1981

114-485

KNOW ALL MEN BY THESE PRESENTS that we, John Wayne Tate and Lawson Watson

in consideration of -- Ten Thousand and NO/100----(\$10,000.00)----- 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 Albert A. Cox and Debra Ann Cox and their heirs and assigns forever,

ALL that piece, parcel and lot of land, in Chick Springs Township, said County and State, lying at the intersection of Pennsylvania Avenue and P & N Railway as shown on plat prepared by H. S. Brockman, dated April 3, 1934, and having the following metes and bounds:

BEGINNING at concrete block center of Pennsylvania Ave. and runs thence N. 27-00 E. 75.5 feet along the line of lot owned by the said Railway to a stake on the right of way of said RR; thence along said right of way N. 78-58 W. 194 feet to an iron pin in the center of said Ave.; thence therewith S. 56-14 E. 188 feet to the beginning corner.

This is that property conveyed to Lawson Watson by deed of Reid Flemming recorded in RMC Office for Greenville County on May 27, 1980, in Deed Book 1099 Page 603.

AND ALSO, all that piece, parcel and lot of land, adjacent to the above described property, in said Township, County and State, and described as follows:

BEGINNING at a point on the north line of said Ave. at its intersection with a southwest corner of RR Property, said point also located on the northwest line of Road S-23-883, if extended in a northeasterly direct; running thence northeastwardly along the extension of the northwest line of Road S-23-883, approximately 47.0 feet to a point 42.5 feet south of, as measured at right angles, from the center line of RR main track; thence eastwardly parallel with the center line of said main track 105 feet; thence southwestwardly approximately 70.0 feet to a point on the south line of RR property; thence westwardly along the south line of RR, approximately 43.0 feet to a point on the north line of said Avenue; thence westwardly along the north line of said Ave. approximately 58.0 feet to the beginning.

This is that same property conveyed to both Grantors by deed of Atlantic Coast Line RR, recorded in the RMC Office for Greenville County on Oct. 22, 1980, in Deed Book 1135 at page 965.

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) this 14 day of April, 1981.

SIGNED, sealed and delivered in the presence of:

Betty DeYoung
Billy W. Hatcher

John Wayne Tate (SEAL)
Lawson B. Watson (SEAL)
(SEAL)
(AL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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 14 day of April, 1981.

Billy W. Hatcher (SEAL)
Notary Public for South Carolina

Betty DeYoung

My commission expires 7-6-89.

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 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.

GIVEN under my hand and seal this 14 day of April, 1981.
Billy W. Hatcher (SEAL)
Notary Public for South Carolina

Carolee W. Tate
Madeline Watson

My commission expires 7-6-89.

RECORDED this 17 day of April at 8:51 AM 1981

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