

TITLE TO REAL ESTATE—Offices of Joseph H. Earle, Jr., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

1159-878

KNOW ALL MEN BY THESE PRESENTS, that We, Edna S. Cox and P. E. Cox

in consideration of -One Hundred Eighty-four and 68/100 (\$184.68)-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Oscar Hodges, Jr., his heirs and assigns, forever, an easement or right-of-way, twenty (20) feet in width at all points, for purposes of egress and ingress to and from the grantee's adjacent property shown as Tract 26, Block 1, on Sheet 514.2 on the county tax maps and having the following northern boundary as shown on plat of the E.L. Cox Estate prepared by Terry T. Dill, R.L.S., January 14, 1974:

BEGINNING at a joint corner of property belonging to the E. L. Cox Estate and property now or formerly of Henry Cox, said point being 25' in the direction N. 02-07 E. from the extreme northern corner of a tract belonging to the E. L. Cox Estate which is identified on the Greenville County tax maps as Lot 1, Block 1, Sheet 514.2, and running thence along the line of E. L. Cox Estate (the tract shown on the county tax maps as Tract 24, Block 1, Sheet 514.2) S. 89-07 W. 66' to a point; thence N. 81-53 W. 330' to an iron pin; thence S. 46-07 W. 440' to an iron pin; thence S. 67-07 W. 65' to an iron pin on the line of grantee's said adjacent property.

The foregoing easement shall be appurtenant to the Grantee's aforementioned property and shall inure to the benefit of the Grantee, his heirs and assigns forever.

(7) - 399 - 514.2 - 1 - 25 & 26 (note)

The foregoing easement runs across a tract conveyed to Henry Cox, the husband of the Grantor Edna S. Cox, by deed recorded in the R.M.C. Office for Greenville County in Deed Vol. 461, page 437 and also across a tract conveyed to the said Henry Cox and P. E. Cox by deed recorded in said R.M.C. Office in Deed Vol. 507, page 493. As will appear by reference to Apartment 1392, File 6, in the office of the Probate Judge for Greenville County the said Henry Cox died testate and devised all of his real estate to the Grantor, Edna S. Cox.

It is understood and agreed that no part of a fence located on grantor's property encroaches on the road bed above described. Any widening or improvements to this road will be done on the north 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 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 22 day of December, 1981.

SIGNED, sealed and delivered in the presence of:

Edna S. Cox (SEAL)
P. E. Cox (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 22 day of December 1981

Notary Public for South Carolina
My commission expires: August 6, 1989

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

22nd day of December 1981
Notary Public for South Carolina
My commission expires: May 25, 1991

Irene G. Cox (SEAL)

RECORDED at DEC 23 1981 at 10:22 A.M. 1981, at

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
DEC 23 1981
00.55

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