

TITLE TO REAL ESTATE - INDIVIDUAL FORM John M. Dillard, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE1618 Augusta Road
Greenville, S. C. 29605KNOW ALL MEN BY THESE PRESENTS, that JILL WILLIAMSON ROYCE

in consideration of One Hundred Five Thousand and no/100ths (\$105,000.00) ----- 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 JAMILE J. FRANCIS, his heirs and assigns:

ALL that certain piece, parcel or tract of land, together with all buildings and improvements thereon, situate, lying and being on the Southwest side of Augusta Street in that area recently annexed to the City of Greenville, in Greenville County, State of South Carolina, being shown on plat of PROPERTY OF ROY CORBETT AND J. P. WILLIAMSON, prepared in August, 1945, by R. E. Dalton, Engineer, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the Southwest side of Augusta Street with the Northeast side of Conestee Avenue, and running thence along the Northeast side of Conestee Avenue, S. 31-33 W., 49 feet to an iron pin; thence continuing along said avenue, S. 27-05 W., 85.4 feet, more or less, to the Northeast corner of a certain 14-foot alley; thence along the Northerly side of said alley, S. 47-13 E., 192.2 feet to an iron pin; thence N. 49-33 E., 127.7 feet to an iron pin on the Southwest side of Augusta Street; thence along the Southwest side of Augusta Street, N. 46-27 W., 226.7 feet to an iron pin, the point of beginning.

ALSO: ALL of the right, title and interest of the Grantor in and to that certain 14-foot alley and immediately abutting the above described property on the Southwestern end thereof and all of the right, title and interest of the said Grantor in and to that certain one-foot strip of land abutting the Southern side of said 14-foot alley. 14(500) 218-4-1.1

The above described property is the same conveyed to the Grantor by deed of Bankers Trust of South Carolina, as Trustee under a Trust Indenture dated March 31, 1949, executed by J. P. Williams, dated September 7, 1976, recorded on November 17, 1976 in Deed Book 1046, page 285, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(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 3rd day of August 1982

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

Jill Williamson Royce (SEAL)
JILL WILLIAMSON ROYCE

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that 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 3rd day of August 19 82

[Signature] (SEAL)

Notary Public for South Carolina
My commission expires: 7/1/87

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER UNNECESSARY - GRANTOR A WOMAN

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wivest) 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)' 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

day of 19

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this AUG 3 day 1982 at 4:25 P.M. 19

GREENVILLE COUNTY

