

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTEE'S ADDRESS: 117 Bessie Avenue
Greer, SC 29651

FILED
GREENVILLE, S.C.

VOL 1195 PAGE 198

KNOW ALL MEN BY THESE PRESENTS, that I, JOHN COX, JR. AUG 23 8 43 AM '83

RONNIE L. J. JULEY
R.M.C.

in consideration of Ten Dollars (\$10.00)----- 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 CALVIN LEE BOYKIN, his heirs and assigns forever:

ALL my one-half (1/2) undivided interest in and to all that certain parcel or lot of land situate on the north side of Bessie Avenue, near Pleasant Grove Baptist Church, about one mile southward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 58 of Woodland Heights, property of I.M. Wood Estate, according to survey and plat thereof by H.S. Brockman, RLS, dated October 28, 1955, and recorded in Plat Book GG, at Page 151, RMC Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of Bessie Avenue, joint front corner of Lots Nos. 58 & 59, and running thence along the north side of said Avenue N. 45-18 E. 100 feet to an iron pin, corner of Lot No. 57; thence along common line of said Lot 57, N. 38-40 W. 191.3 feet to iron pin; thence S. 39-08 W. 101.1 feet to iron pin, corner of Lot 59; thence along the line of Lot 59, S. 38-50 E. 182 feet to the beginning corner.

Grantor

THIS is the identical property conveyed to the/and Eva Boykin by deed of Donald E. Baltz dated June 28, 1982, and recorded on June 28, 1982, in the RMC Office for Greenville County in Deed Book 1169 at Page 319.

THIS property is conveyed subject to any restrictions, reservations, zoning ordinances, rights-of-way or easements that may appear of record, on the recorded plat, or on the premises.

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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 18th day of August, 1983

SIGNED, sealed and delivered in the presence of:

Selma C. Bishop
Sarah J. Spearman

John Cox, Jr. (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
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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 18th day of August 1983

Selma C. Bishop (SEAL)
Notary Public for South Carolina

Sarah J. Spearman

My commission expires 5/16/87

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

NOT REQUIRED RENUNCIATION OF DOWER SINGLE MALE GRANTOR

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 _____ day of _____ 19 _____

Notary Public for South Carolina

My commission expires _____

RECORDED this 29 day of August 19 83, at 8:48 A. M., No. 65-13