TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

KNOWN ALL MEN BY THESE PRESENTS, that I, Garland J. Avera,

in consideration of -- THIRTY THOUSAND NINE HUNDRED FIFTY AND NO/100THS----- Dollars, (\$30,950.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JACK BRIAN PEARSON, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being near the City of Greenville, and known and designated as Lot No. 16, part of Avon Park, according to plat by C. C. Jones, dated December 1956, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book KK, Page 71, and having such metes and bounds as are shown thereon.

This being the same property conveyed to the grantor herein by deed from Fay A. Worrall, recorded December 17, 1968, in the R.M.C. Office for Greenville County, S. C., in Deed Book 858 at Page 151.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

- 216-T33-3-21

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.

claim the same or any part thereof.	adversaria and against every person whomsoever lawing Claiming Or to
WITNESS the grantor's(s') hand(s) and seal(s) this	10 day of January 19 78
SIGNED, sealed and delivered in the presence of:	
sydith M. Show	Warfand Poura
Ja Must Od	Garland J. Avera (SEAL)
THE	(SEAL)
	(SEAL)
	(SE AL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
Personally a grantor(s) sign, seal and as the grantor's(s') act . witnessed the execution thereof.	appeared the undersigned witness and made oath that (s)he saw the within named and deed deliver the within deed and that (s)he, with other witness subscribed above
SWORN to before me this 10 day of Ja	anuary 19 78
frefMM' a	(SEAL) sidith n. Dine
Notary Public for South Carolina My commission expires: 11-4-80	
OF TATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER *GRANTOR IS A WOMAN*

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 whom-soever, 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.

min theater, and an mer right area	CIZIMI OI GOWE	i or, in and to and	and singular the premises within mentioned and released.
GIVEN under my hand and seal day of	this		-
•		•	
		(CF 41)	

Otary Public for South Carolina.

Sy commission expires:

733-3-21

4328 RV.2

A STATE OF THE PARTY OF THE PAR