

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
JUL 27 10 28 AM '79
H. C. WATERSLEY

1187-992

KNOW ALL MEN BY THESE PRESENTS, that we, JAMES R. COLEMAN and BEATRICE L. COLEMAN,

in consideration of ONE (\$1.00) LOVE AND AFFECTION ----- 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 ROBERT J. COLEMAN and TERRA G. COLEMAN, their Heirs and Assigns, Forever:

that
ALL piece, parcel or lot of land in Bates Township, County of Greenville, State of South Carolina, containing 1.5 acres, more or less, being on the North side of State Highway S-131, Tugaloo Road, according to a survey made by W.R. Williams, Jr., Engineer, July 20, 1979, said plat being recorded in the RMC Office for Greenville County in Plat Book 7-1 Page 53, and being a portion of the property shown on plat of Ezra P. West Estate recorded in Plat Book FF at Pages 74 and 75 recorded in the RMC Office for Greenville County and having the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center of State Highway S. 131 (also known as Tugaloo Road) at the corner of property of James R. Coleman and Beatrice L. Coleman 365.8 Ft. southwest of intersection of said road with Mill Creek Road and running thence with the center of Highway S. 131, Tugaloo Road, S. 74-34 W. 225 Ft. to a nail & cap at intersection of said highway with Jewell Road; running thence N. 32-04 W. 260.9 Ft. to a nail in Jewell Road, corner of James R. Coleman & Beatrice L. Coleman land, running thence; N. 75-06 E. 18 ft. to an iron pin; continuing thence along Coleman land line N. 75-06 E. 270.5 ft. to an iron pin; continuing thence N. 75-06 E. 11.2 ft. to a point; running thence S. 15-26 E. 22.2 ft. to an iron pin; continuing thence along Coleman land line S. 15-26 E. 192 ft. to an iron pin; continuing thence S. 15-26 E. 33 ft. to a nail and cap in the center of State Highway S. 131, Tugaloo Road, the beginning corner.

The right to run water lines in the edge of Jewell Road or along the side of said road from Highway S. 131, Tugaloo Road, to serve property now owned by the Grantors north of the above conveyance is reserved by the Grantors. Also, to run power line along Jewell Road.

The above conveyance is made subject to any and all existing or recorded easements, rights of way and restrictions affecting the above described property.

This is a portion of that property purchased by the Grantors from J.S. Garrett by deed as recorded in the RMC Office for Greenville County in Deed Book 529 Pages 121 and 122 Recorded July 6, 1955.

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 26th day of July, 1979

SIGNED, sealed and delivered in the presence of:

Robert J. Coleman
Francis B. Farr

James R. Coleman (SEAL)
Beatrice L. Coleman (SEAL)

(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 26th day of July, 1979
Francis B. Farr (SEAL)
Notary Public for South Carolina.

My commission expires April 27, 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 26th day of July, 1979
Francis B. Farr (SEAL)
Notary Public for South Carolina.

My commission expires April 27, 1989

RECORDED this 27th day of July, 1979, at _____ M., No. 3041

at 10:08 A/M

513.2-2-32 1-3

1187-992

4328 RV-2