

TITLE TO REAL ESTATE-Prepared by Wilkins, Wilkins & Nelson, Attorneys

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, J. H. MORGAN

Vol. 1191-243

in consideration of Twenty five thousand five hundred (\$25,500.00) ----- 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 MARIA B. WARD, her heirs and assigns: (12)-279-498.1-1-1.10 (note)

All that piece, parcel or lot of land in the state of South Carolina, County of Greenville, being known and designated as Lot No. 10 as shown on plat entitled "Property of J. H. Morgan: made by Campbell & Clarkson, May 2, 1972 and having according to said plat the following courses and distances, to-wit:

Beginning at an iron pin on the north side of Kimberly Drive, the joint front corner of Lots 9 & 10; thence with the joint line of said lots N. 8-49 E. 174.1 feet to an iron pin; thence S. 85-00 E. 60 feet to an iron pin; thence continuing S. 80-53 E. 60 feet to an iron pin corner of Lot No. 10A; thence with the line of said lot S. 8-48 W. 173.7 feet to an iron pin on the north side of Kimberly Drive; thence with the north side of said street N. 81-51 W. 60 feet to a point; thence continuing with the north side of said street N. 84-27 W. 60 feet to the point of beginning.

This is a portion of the property conveyed to grantor by Angelan Jones by deed dated June 21, 1971 recorded June 22, 1971 in deed vol. 918 page 427 of the RMC Office for Greenville County, S. C., and 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.

The grantor herein entered into a contract for the sale and purchase of the above described property to Charles Lowell Ward and Maria B. Ward dated June 24, 1974. Subsequently by assignment dated Dec. 9, 1981 Charles Lowell Ward assigned and transferred all of his right, title and interest in said contract to the grantee herein.

The purchaser has been in possession of this property since June 24, 1974, therefore the grantor does not warrant the condition of the house in any respect.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DOCUMENTARY TAX \$ 51.00

GREENVILLE COUNTY 0 1 5 1 5
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUN 25 '83
28.05

together with all and singular the rights, members, hereditaments and appurtenances to the premises mentioned 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 JUNE, 19 83
SIGNED, sealed and delivered in the presence of
J. H. Morgan (SEAL)
J. H. Morgan (SEAL)
Denobia C. Hall (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 JUNE 19 83
W. W. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires 9/25/90
Denobia C. Hall

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 22 day of JUNE 19 83
W. W. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires 9/25/90
Cecil Mae Morgan
Cecil Mae Morgan

RECORDED JUN 29 1983 of 19 at 11:56 A. M. No. 35595

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