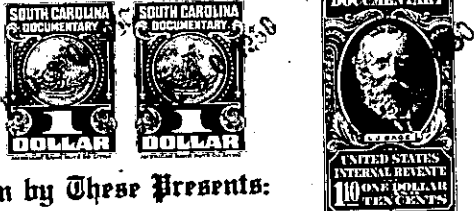


ROCK 613 PAGE 212  
 TITLE TO REAL ESTATE—Offices of Mann & Mann, Attorneys at Law, Greenville, S. C.  
**STATE OF SOUTH CAROLINA,**  
**GREENVILLE COUNTY**

GREENVILLE CO. S. C.  
 DEC 30 3 25 PM 1958



Know All Men by These Presents:

That we, W. C. Tompkins and Empire Developers, Inc., in the State aforesaid,  
 in consideration of the sum of One Thousand and No/100 (\$1,000.00)----- DOLLARS,  
 to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

James Albert Coggins and Sallie May Coggins, their Heirs and Assigns forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Ferol Drive and being known and designated as Lot No. 72 of Palmetto Terrace as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at Page 13 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ferol Drive at the joint front corner of Lots Nos. 71 and 72 and running thence along the joint line of said Lots S. 64-14 E. 190 feet to an iron pin; thence N. 25-46 E. 70 feet to an iron pin; thence along the joint line of Lots Nos. 72 and 73 N. 64-14 W. 190 feet to an iron pin; thence along the eastern side of Ferol Drive S. 25-46 W. 70 feet to the point of beginning.

The above described property is part of the same conveyed to W. C. Tompkins by Aurelia T. Rison by deed dated January 1, 1945 and recorded in the R. M. C. Office for Greenville County in Deed Book 270, Page 402, and Empire Developers, Inc. joins in this deed by virtue of its interest under that certain option recorded in the R. M. C. Office for Greenville County in Deed Book 597, Page 459. This conveyance is subject to restrictions recorded in the R. M. C. Office for Greenville County in Deed Book 604, Page 183.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 19th day of December in the year of our Lord One Thousand Nine Hundred and fifty-eight

Signed, Sealed and Delivered in the Presence of

*Rebecca A. Daniel*  
 \_\_\_\_\_  
 \_\_\_\_\_

*W. C. Tompkins* (Seal)  
 Empire Developers, Inc. (Seal)  
 By *W. Roy Manley* President (Seal)  
 \_\_\_\_\_ (Seal)

State of South Carolina,  
 Greenville County

Personally appeared before me Rebecca A. Daniel  
 W. C. Tompkins and Empire Developers, Inc. by its  
 and made oath that She saw the within named grantor(s) duly authorized officer, W. Roy Manley, President  
 written deed, and that she, with J. R. Mann sign, seal and as their act and deed deliver the within  
 witnessed the execution thereof.

Sworn to before me this 19th day of December, A. D. 19 58.  
 \_\_\_\_\_ (Seal)  
 Notary Public for South Carolina

*Rebecca A. Daniel*  
 \_\_\_\_\_

State of South Carolina,  
 Greenville County

RENUNCIATION OF DOWER

I, J. R. Mann a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ferol Mahaffey Tompkins wife of the within named W. C. Tompkins did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto James Albert Coggins and Sallie May Coggins, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19th day of December, A. D. 19 58.  
 \_\_\_\_\_ (Seal)  
 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----  
 Recorded this 30th day of December 19 58, at 3:25 P. M., No. 16373

239.2-6-11