

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

FEB 27 4 33 PM 1962



Know All Men by These Presents:

That I, J. W. Coates in the State aforesaid, in consideration of the sum of Three Thousand and No/100 (\$3,000.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s). (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

James L. Coates and Frances Elizabeth S. Coates, their Heirs and Assigns forever:

ALL that certain lot of land, with the improvements thereon, lying, being and situate in the County of Greenville, State of South Carolina, near the Town of Mauldin, and in accordance with plat made for J. W. Coates dated September 23, 1959 by C. O. Riddle and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of County Road, joint property corner with property of Gerald A. Coates and Sara S. Coates and running thence along the property line of said parties S. 84-10 W. 240 feet to point; thence N. 5-50 W. 70 feet to a point; thence N. 84-10 E. 240 feet to point in the center of said County Road; thence along the center of said County Road S. 5-50 E. 70 feet to iron pin, being the point of beginning.

This being a portion of the property as conveyed to Grantor by deed of W. B. Traynham.

This conveyance is made subject to the condition that the Grantees herein named not sell or mortgage this property unless same is first offered to Grantor for same price or loan. This provision shall be binding on the Grantees, their Heirs and Assigns and this right shall pass to the Grantor, his Heirs or Assigns.

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 26th day of February in the year of our Lord One Thousand Nine Hundred and Sixty Two.

Signed, Sealed and Delivered in the Presence of

J. W. Coates (Seal)

Aldora C. Saye (Seal)



State of South Carolina

Personally appeared before me

Aldora C. Saye

COUNTY OF GREENVILLE

and made oath that s he saw the within named grantor(s) J. W. Coates sign, seal and as his act and deed deliver the within written deed, and that s he, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 26th day of February, A. D., 1962 Notary Public for South Carolina

Aldora C. Saye (Seal)

State of South Carolina

RENUNCIATION OF DOWER

Notary Public, do hereby certify

COUNTY OF GREENVILLE

I, Melvin K. Younts

unto all whom it may concern, that Mrs. Rose G. Coates wife of the within named J. W. Coates 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 L. Coates & Frances Elizabeth S. Coates, 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 26th day of February, A. D., 1962 Notary Public for South Carolina

Rose G. Coates

Cancelled documentary stamps attached: S. C. \$; U. S. \$ P. Recorded this 27th day of February 1962, at 4:33 M., No. #21243

-120- M7.3-1-10.2-7 (0.39AK-I) OUT OF M7.3-1-10