

FILED JUN 24 1970 Mrs. C. S. ...

TITLE TO REAL ESTATE

ACKER & ACKER, ATTORNEYS-AT-LAW, PICKENS, S. C. 29671

STATE OF SOUTH CAROLINA

VOL 892 PAGE 620

Greenville COUNTY

Know All Men By These Presents:

That I, James F. Acker, Sr.

in the State aforesaid, DOLLARS,

in consideration of the sum of One Dollar Love and Affection

Paid by: James F. Acker, Jr. 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 F. Acker, Jr. his heirs and assigns forever; Reserving, however a life estate for myself in and to:

"All that piece, parcel or lot of land with improvements thereon, situate, lying and being on the south side of Pleasant Ridge Avenue in the City and County of Greenville, South Carolina, shown as Lot No. 118 on plat of Pleasant Valley, Section 1, prepared by Dalton & Neves, Engineers, dated April, 1946, recorded in the R.M.C. Office for Greenville County, South Carolina, Plat Book P at page 93 and having according to said plat and a subsequent survey made June 25, 1949, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Pleasant Ridge Avenue at the joint front corner of Lots 117 and 118, said pin being 230 feet east from the southeast corner of the intersection of Pleasant Ridge Avenue and Panama Avenue, and running thence with line of Lot 117 S0-08E 160 feet to an iron pin; thence N89-52E 60 feet to an iron pin; thence with the line of Lot 119 N0-08W 160 feet to an iron pin on the south side of Pleasant Ridge Avenue; thence along the south side of Pleasant Ridge Avenue S89-52W 60 feet to the BEGINNING corner."

This being the identical property conveyed to me, James F. Acker, Sr.- by James F. Acker, Jr., by deed dated June 25, 1968, recorded in Book 849, page 2, in the R.M.C. Office for Greenville County, South Carolina.

TOGETHER with all and Singular the Rights, Members, Hereditments 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 his Heirs and assigns forever. (Reserving life estate)

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 25 day of May in the year of our Lord One Thousand Nine Hundred and Seventy Signed, Sealed and Delivered in the Presence of

Witness signatures: Sara A. Durham, W. B. Acker, and five blank lines for seals.

State of South Carolina, Greenville County } Personally appeared before me Sara A. Durham

and made oath that he saw the within named grantor(s) James F. Acker, Sr. sign, seal and as his act and deed deliver the within written deed, and that he, with W. B. Acker witnessed the execution thereof.

Sworn to before me this 25 day of May A. D. 1970 Sara A. Durham Notary Public for South Carolina

State of South Carolina, Greenville County | W. B. Acker Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances Acker wife of the within named James F. Acker, Sr. 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 F. Acker, Jr.

his 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 25 day of May A. D. 1970 Frances W. Acker Notary Public for South Carolina

Recorded this 24 day of June 1970, at 12:15PM, No. 28322

519-222.2-5-5