

FILED  
GREENVILLE, S. C.  
AUG 12 2 56 PM '71  
OLLIE FARNSWORTH  
R. H. C.

TITLE TO REAL ESTATE--Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Jane H. Coleman

in consideration of Five and No/100 (\$5.00) Dollars and love and affection for my daughter, the grantee herein, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Carol Coleman Nelson, her heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, near the City of Greenville, S. C., containing 0.99 acres, and being shown on a plat entitled "Property of Carol Coleman Nelson" dated May 26, 1971, prepared by C. O. Riddle, Surveyor, recorded in the RMC Office for Greenville County, S. C., in Plat Book 555 page 432, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeasterly side of a 20 foot driveway, said pin being 377.3 feet in an easterly direction from the easterly side of Phillips Trail and running thence with the southeasterly side of driveway N 54-36 E 172.4 feet to an iron pin; thence continuing with said driveway N 23-31 E 64.7 feet to an iron pin; thence S 64-12 E 156.2 feet to an iron pin; thence N 83-33 E 47 feet to an iron pin; thence S 8-21 W 200 feet to an iron pin, joint corner of property of grantor and Lots 29 and 30 owned by the James P. Coleman Estate; thence N 81-39 W 202.8 feet to an iron pin, the point of beginning.

The grantor does hereby grant unto Carol Coleman Nelson, her heirs and assigns forever, an easement and right of way 20 feet in width as shown on the plat mentioned above and designated as a 20 foot easement for the purpose of ingress and egress to Phillips Trail, this being an appurtenant easement. The grantor also grants unto Carol Coleman Nelson, her heirs and assigns forever, all rights acquired by the grantor to use the 20 foot easement appurtenant, acquired by the grantor by right of way deed of James P. Coleman, dated April, 1967, recorded in the RMC Office for Greenville County, S. C., in Deed Book 818, page 363 and shown on recorded plat entitled "Property of Jane H. Coleman" in Plat Book PPP, page 99. The grantor, her heirs and assigns, shall have the right to use the easements set forth above.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

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 30th day of July 1971.

SIGNED, sealed and delivered in the presence of:  
Jane H. Coleman (SEAL)  
Brita C. Gates (SEAL)  
Mary F. Johnson (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }  
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of July 1971.  
Mary F. Johnson (SEAL)  
Notary Public for South Carolina.  
My commission expires November 19, 1979.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER - GRANTOR A WOMAN  
COUNTY OF GREENVILLE }

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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_.  
\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_ at \_\_\_\_\_ M. No. \_\_\_\_\_  
(Continued on Next Page)

1-2