

FILED
GREENVILLE COUNTY

TITLE TO REAL ESTATE - Prepared by **WILLIAM I. BOUTON**, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 995 PAGE 166

Greenville County
Stamps
Paid \$ 21.45
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that **JAMES D. WARD**

in consideration of **NINETEEN THOUSAND FIVE HUNDRED AND NO/100(\$19,500.00)**-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 **JERRY H. BREAZEALE AND RUTH W. BREAZEALE, THEIR HEIRS AND
ASSIGNS:**

ALL that certain lot of land located in Greenville County, South Carolina, containing one (1) acre, more or less, as shown on a plat of Property of Jerry H. and Ruth W. Breazeale, prepared by Tri-State Surveyors on January 25, 1974, and having according thereto the following courses and distances:

BEGINNING at an iron pin at the Northern corner of said lot, and running thence S. 34-18 E. 200 feet to an iron pin; thence S. 34-46 W. 197.4 feet to an iron pin; thence N. 55-14 W. 186.8 feet to an iron pin; thence N. 34-46 E. 268.8 feet to the point of beginning, said lot being bounded on all sides by other property of James D. Ward.

AN easement for right-of-way for ingress and egress to said property across the lands of the Grantor herein is hereby granted ten (10') feet in width from the Batesville Road along a line S. 40-23 W. 332.6 feet to an iron pin and thence S. 20-14 E. 129.1 feet to the Northern corner of said lot, said easement and right-of-way to be appurtenant to and to run with the land herein conveyed.

THIS being a portion of the property heretofore conveyed to the Grantor by a certain deed recorded in the RMC Office for Greenville County in Deed Book 944 at Page 329.

THIS CONVEYANCE is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

A copy of the aforesaid plat is attached hereto and made a part of this deed.

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 **9TH** day of **MARCH** 19 **74**.

SIGNED, sealed and delivered in the presence of:

William I. Bouton
Linda C. Brewster

James D. Ward (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this **9TH** day of **MARCH** 19 **74**.

Linda C. Brewster (SEAL)
Notary Public for South Carolina

William I. Bouton

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER (GRANTOR UNMARRIED)

I, the undersigned Notary Public, do hereby certify unto all whom it may wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being private me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19



Notary Public for South Carolina (SEAL)

RECORDED this day of 19 at M. No. **22459**

MAR 11 1974

995

4328 RV-2