

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Vol 1014 p. 66

KNOWN ALL MEN BY THESE PRESENTS, that

E. E. Baker

in consideration of Nineteen thousand eight hundred and no/100ths (\$19,800.00) -- 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

William E. Ferrand and Frances B. Ferrand, their heirs and assigns, forever,

All of that certain piece, parcel or lot of land lying and being on the southerly side of Yeoman Street, near the City of Greenville, S. C., and being known and designated as a portion of Lot No. 75 on plat of Chestnut Hills No. 1, as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book QQ, Page 83, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Yeoman Street, joint front corner of Lots 75 and 76, running thence along the common line of said lots S. 1-42 W. 130 feet to an iron pin; thence S. 74-34 E. 85 feet to an iron pin, joint rear corner of Lots 74 and 75; thence along the common line of said lots N. 6-26 E. 150 feet to an iron pin on the southerly side of Yeoman Street; thence along said Street N. 87-17 W. 21.1 feet to an iron pin; thence continuing with said Street N. 88-18 W. 68.4 feet to an iron pin, the point of beginning.

-216-102-2-310.1

DERIVATION: See Deed Book 1008 at page 36.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements, and rights-of-way, of record, if any, affecting the above described property.



4000
2200

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 13 day of February 19 75

SIGNED, sealed and delivered in the presence of:

Patricia W. Smith
Ronald K. Edwards

E. E. Baker
E. E. Baker

(SEAL.)
(SEAL.)
(SEAL.)
(SEAL.)

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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 other witness subscribed above witnessed the execution thereof.

SWORD to before me this 13 day of February 1975

Ronald K. Edwards (SEAL)
Notary Public for South Carolina
My commission expires:

Patricia W. Smith

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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, 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 13 day of February 19 75.

Ronald K. Edwards (SEAL)
Notary Public for South Carolina
My commission expires:

E. E. Baker

RECORDED this day of FEB 14 1975 19 at 12:34 P.M., No. 19072

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