

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VOL 1019 PAGE 93

KNOW ALL MEN BY THESE PRESENTS, that I, Marcelle F. Coker, now Marcelle F. Wagner by remarriage,

in consideration of Thirty-Nine Thousand Seven Hundred Fifty (\$39,750.00)----- Dollars,

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

W. Brooks Fortune and Joan H. Fortune, their heirs and assigns forever;

All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 46 on a plat of Morningside recorded in the RMC Office for Greenville County, South Carolina in Plat Book FF, Pages 83, 84 and 85 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Clearview Avenue (now Collingwood Drive) at the joint front corner of Lots 45 and 46 and running thence with the common line of said lots, N. 35-45 E. 201.9 feet to a point; thence S. 54-15 E. 174 feet to a point on the northwestern side of Estanolle Street; thence along the northwestern side of said street, S. 47-49 W. 127.4 feet to a point and S. 63-33 E. to a point at the intersection of the northwestern side of said Estanolle Street and the northeastern side of Clearview Avenue (now Collingwood Drive); thence with the curve of said intersection the chords of which are S. 79-03 W. 30.7 feet and N. 57-01 W. 33.9 feet to a point on the northeastern side of Clearview Avenue (now Collingwood Drive); thence along the northeastern side of said Clearview Avenue (now Collingwood Drive) N. 23-51 W. 55.1 feet to the point of beginning.

The property hereinabove described is also shown on a more recent plat thereof by W. R. Williams, Jr., Engr./Surveyor, dated May 15, 1975 entitled Property of Joy F. Wagner (Marcelle F. Coker).

- 271 - 277.1 - 2 - 11

This conveyance is made subject to restrictive covenants, setback lines, easements and zoning regulations which are of record and applicable to the property hereinabove described.

The property hereinabove described is the same conveyed to the grantor by deed dated October 20, 1972, recorded in the RMC Office for Greenville County in Deed Book 958, Page 354.

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 22nd day of May, 1975.

SIGNED, sealed and delivered in the presence of: _____ (SEAL)

Marcelle F. Coker

now Marcelle F. Wagner

(SEAL)

Greenville County

Stamp

Paid \$47.00

Act No. 277.1 - 2 - 11

PROBATE

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

SWORN to before me this 30th day of May, 1975.

Notary Public for South Carolina (SEAL)

My commission expires: 7/24/80

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER--WOMAN GRANTOR

I, the undersigned Notary Public, do hereby certify unto all whom separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, 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____



Notary Public for South Carolina (SEAL)
My commission expires: _____

RECORDED this _____ day of MAY 30 1975 at _____ M., No. 28101

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