

TITLE TO REAL ESTATE - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1027 96

KNOW ALL MEN BY THESE PRESENTS, that Irma Lee Adams

For This Consideration See Index  
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in consideration of TEN AND NO/100 (\$10.00) and other valuable consideration 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 James Benjamin Adams, Jr., and Lynn Adams Brown, their heirs and assigns forever;

All my right, title and interest in and to the same being a 1/3 interest:

ALL that tract of land in Greenville County, State of South Carolina, on the western side of Piney Mountain Road, near the City of Greenville, being a portion of Tracts 12, 13, and 14 as shown on a plat of Clairmont Ridge, Inc. recorded in Plat Book H at page 182 and according to a survey made by Dalton & Neves in June, 1964, is described as follows:

BEGINNING at an iron pin on the western side of Piney Mountain Road at the corner of Tracts 13 and 14 and running thence with the western side of Piney Mountain Road, S. 4-25 W. 100 feet, S. 1-50 E. 145 feet, S. 2-30 E. 100 feet, and S. 15-00 E. 55 feet to an iron pin at the corner of property now or formerly of Daniel Hunter Wallace, Jr.; thence with the line of said property, S. 50-12 W. 553 feet to an iron pin at a hickory tree in line of property now or formerly of Eugene E. Stone, III; thence with the line of said property N. 35-20 W. 390 feet to an iron pin at corner of property now or formerly of Virginia C. Summey; thence with line of property now or formerly of Virginia C. Summey and now or formerly of J. E. Gilliam, N. 84-16 E. 146.8 feet to an iron pin; thence continuing with the line of property now or formerly of J. E. Gilliam and now or formerly of George C. Ridenhour, N. 41-56 E. 361.5 feet to an iron pin; thence continuing with the Ridenhour property N. 44-51 E. 142 feet, N. 64-54 E. 51.3 feet, and N. 72-10 E. 102.5 feet to the beginning corner.

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This conveyance is made subject to all easements, restrictions, and rights of way of record.

This is the same property conveyed to J. B. Adams and Lucy W. Adams by deed recorded in the RMC Office for Greenville County in Deed Book 751 at page 573. J. B. Adams and Lucy W. Adams are both deceased. Lucy W. Adams died testate, devising the property to J. B. Adams, and J. B. Adams subsequently died intestate, leaving as his sole heirs-at-law Irma Lee Adams, James Benjamin Adams, Jr., and Lynn Adams Brown, reference being made to the probate files.

together with all and singular the rights, tenements, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises herebefore mentioned unto the grantee(s) and the grantee(s)'s heirs or successors and assigns forever. And the grantor(s) does hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular the 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 10th day of November, 1975

SIGNED, sealed and delivered in the presence of  
*Irma Lee Adams* (SEAL)  
*James Benjamin Adams, Jr.* (SEAL)  
*Lynn Adams Brown* (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) read and did, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10th day of November, 1975

*James B. Adams, Jr.* (SEAL)  
Notary Public for South Carolina  
My commission expires 9/21/78

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

UNNECESSARY -- WOMAN GRANTOR  
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 grantor(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\_\_\_\_

Notary Public for South Carolina. (SEAL)  
My commission expires \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of NOV 12 1975 at 9:40 AM  
LEATHERWOOD, WALKER, TODD & MANN, M. No. 13523

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