

FILED GREENVILLE CO. S. C.

JUN 14 11 38 AM '76

DONNIE S. TANKERSLEY R.M.C.

Vol 1037 p. 908

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that W. L. Walker

in consideration of Seventy Thousand Five Hundred and No/100 (\$70,500.00) 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 James C. Thomas and Judith J. Thomas, their heirs and assigns forever:

ALL that lot of land, with the buildings and improvements thereon, situate, lying and being on the West side of Ponderosa Road and the South side of Cleveland Street Extension, in the City of Greenville, County of Greenville, State of South Carolina being shown as Lot No. 23 on plat of Section C-1, Gower Estates, made by R. K. Campbell and Webb Surveying and Mapping Co., July 27, 1962 recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book YY at Page 112 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Ponderosa Road at the joint front corner of Lots 23 and 24 and runs thence with the line of Lot 24, N. 75-43 W., 238.2 feet to an iron pin; thence N. 15-50 E., 248.5 feet to an iron pin on the South side of Cleveland Street Extension; thence along Cleveland Street Extension S. 46-55 E., 136 feet to an iron pin; thence still along Cleveland Street Extension S. 53-00 E., 127.5 feet to an iron pin; thence with the curve of Cleveland Street Extension and Ponderosa Road (the chord being S. 12-50 E., 38.2 feet) to an iron pin on the West side of Ponderosa Road; thence along Ponderosa Road S. 27-21 W., 70 feet to an iron pin; thence still along Ponderosa Road S. 26-29 W., 32.3 feet to the beginning corner.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

This is the same property conveyed to the Grantor herein by deed of Conyers & Gower, Inc. recorded in the R.M.C. Office for Greenville County on September 25, 1964 in Deed Book 758 at Page 307.

- 599 - 270.1 - 1 - 30

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 assigns against the grantor(s) and the grantor'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 8th day of June 19 76.

SIGNED, sealed and delivered in the presence of

W. L. Walker (SEAL)

Doyle H. Elliot (SEAL) P. S. Elliott (SEAL)

Three \$20 stamps (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) 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 8th day of June 19 76.

Elizabeth H. Brown (SEAL)

Doyle H. Elliot (SEAL)

Notary Public for South Carolina My commission expires: 1-11-81

CANCELLED VIRGINIA 20 DOLLARS stamp

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 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 8th day of June 19 76.

Elizabeth H. Brown (SEAL)

W. L. Walker (SEAL)

Notary Public for South Carolina My commission expires: 1-11-81

RECORDED this day of JUN 14 1976 11:38 A. M. No. 3028

Greenville County Stamps Paid \$ 77.55 Act 10 330 Sec. 1

4328 RV-2