TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

WHEREAS, Fred G. James died Testate, See Probate Court Records Art. 531 File 18, naming Fred G. James, Jr. and Laurens I. James, Sr, as Executors, and WHEREAS, Mamie K. James died Testate, See Probate Court Records Apt. 1318 File &, naming Fred G. James, Jr. and Laurens I. James, Sr. as Executors, both Wills devising the below described property unto Fred G. James, Jr., Laurens I. James, Sr., Lois James Ratterree, Julia James Vaughn, Mary Ann James Harmon and Virginia Irby James Leopard, NOW, KNOW ALL MEN BY THESE PRESENTS, that we, Fred G. James, Jr., Individually and as Executor of the Estates of Prod G. James and Mamie K. James and Laurens I. James, Sr. Individually and as Executor of the Estates of Fred G. James and Marie K. James, and Lois James Ratterree and Julia James Vaughn and Mary Ann James Harmon and Virginia Irby James Leopard, in consideration of Nineteen Thousand and NO/100 (\$19,000.00) 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 M. GARRIE, JR. AND CAROLYN GREENE AND THEIR HEIRS AND ASSIGNS FOREVER,

ALL that certain piece, parcel and lot of land, in the City of Greer, State of South Carolina, County of Greenville, on the western side of Davenport Avenue, as shown on plat entitled "Property of Mamie K. James Estate" prepared by R.D. Wooten, Jr., R.L.S., dated Feb. 8, 1977, and to be recorded herewith, reference to said plat hereby made and pleaded for a more complete description, and having, according to said plat, the following metes and bounds:

BEGINNING at large Oak Tree on Western side of Davenport Ave. and runs thence S. 16-15 W. 50 feet to Large Oak Tree; thence N. 73-03 W. 7.59 feet to new iron pin; thence S. 16-05 W. 25.33 feet to new iron pin; thence along line of other James property, (new Line), H. 73-03 W. 97.5 feet to new iron pin; thence another new line, N. 16-05 E. 25.53 feet to new iron pin; thence N. 73-03 W. 12.0 feet to new iron pin; thence as new rear line, N. 16-05 E. 50 feet to new iron pin; thence S. 73-03 E. 117.24 feet to large oak tree, the beginning corner.

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Subject to all restrictions, rights of way, easements, sidewalks, roadways and zoning ordinances of record, on the recorded plats or on the premises, if any.

The above described property is a portion of that conveyed to Manie K. James by deed recorded in Deed Book ZZZ page 261 recorded 6-20-03, and a portion of that conveyed to Fred G. James by deed recorded in Deed Book JJJ page 484. (Parts of G22-10-9 and G22-10-8).

TOCETHER 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 GRANIEES and the GRANIEES! heirs and assigns forever. AND, the GRANIORS do

753 13 11 31 DORNIE S. TANKE

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DOCUMENTARY

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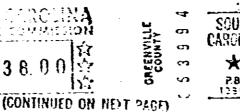
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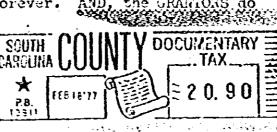
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