

PC BY 10269
Greenville S.C.

GREENVILLE CO. S. C.

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Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, S. C.

State of South Carolina

GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Coal Yard Associates hereafter referred to as Grantor, in consideration of the sum of One Dollar and other valuable consideration DOLLARS, paid to Grantor by Sidetrack Associates, a S.C. partnership consisting of Paul O'Neal, Judy S. O'Neal, & Romulus O. Gray, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs and assigns, forever: For True Consideration See Affidavit

Book 39 Page 1565

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being designated as Lot No.10 on a plat of Washington Park, recorded in the RMC Office for Greenville County in Plat Book 4X at Page 92, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin located on the common boundary of property owned by City of Greenville, being a joint corner of lots 9 and 10 of Washington Park; thence N 37-28 W 107.0 feet to an iron pin; thence N 52-32 E 56.0 feet to an iron pin; thence N 10-05 E 23.86 feet to an iron pin; thence along an arc, the arc radius of which is 50.0 feet, for an arc distance of 32.0 feet to an iron pin; thence S 51-57 W 146.07 feet to an iron pin; thence S 37-28 E 148.0 feet to an iron pin; thence N 52-32 E 27.01 feet to an iron pin; thence N 56-19 E 55.0 feet to the point of beginning.

This conveyance is made subject to all easements, encumbrances, or other restrictions of record, including but not limited to the Restrictive Covenants applicable to Washington Park, recorded in said Office in Deed Book 1011 at Page 515.

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This property was conveyed to Grantor by the Deed of Dorothy H. Allen, et al, recorded on April 20, 1973 in Deed Book 571 at Page 849.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 9th day of May, 1977.

Signed, Sealed and Delivered in the Presence of

[Signature]
Paul H. Carrington

By: [Signature] (Seal)
By: [Signature] (Seal)
By: [Signature] (Seal)
By: [Signature] (Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

9th day of May, 1977
Paul H. Carrington (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1978

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

_____ day of _____, 19____

(Seal)
Notary Public for South Carolina

My Commission expires January 1, 197____

Recorded this 10th day of May, 1977, at 11:46 A/ M., No. _____

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