

3 Etowah Drive, Greenville, South Carolina

Title To Real Estate Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE COUNTY
11 3 1978

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KNOWN ALL MEN BY THESE PRESENTS, that Furman Lee Capps

in consideration of Thirty-three Thousand, Nine Hundred and no/100ths Dollars,
(\$ 33,900.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John Douglas Bailey and Paula G. Bailey, their heirs and assigns forever:

ALL of those lots of land in the County of Greenville, State of South Carolina, in the Berea section, shown as Lots 14 and 15 on Section III of Farmington Acres, plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB, Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Etowah Drive at the corner of Lot 14 and property now or formerly owned by D. W. Smoak and running thence N 31-59 W 184 feet to an iron pin; thence N 58-01 E 174.7 feet to an iron pin; thence S 38-45 E 196.4 feet to an iron pin on the northwestern side of said Drive; thence with said Drive S 51-15 W 204.3 feet to the point of beginning, being the perimeter boundary of said lots.

THE above described property is subject to restrictive covenants and easements as may appear on the records of the Greenville County Courthouse.

DERIVATION: This being the same property conveyed to Grantor by deed of Furman Burgess as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 890, Page 637, on May 29, 1970 and by deed of J. Frank Williams as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 891, Page 333, on June 5, 1970.

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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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs, successors and assigns against the grantor(s) and the grantor(s)'s heirs, successors and assigns 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 14th day of July 1978
SIGNED, sealed and delivered in the presence of:
Edith Ann Chapman (SEAL)
Timothy H. Farr (SEAL)
Furman Lee Capps (SEAL)

(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.
SWORN to before me this 14th day of July 1978.
Timothy H. Farr (SEAL)
Notary Public for South Carolina 10-14-86
Edith Ann Chapman
(Edith Ann Chapman)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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, 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 14th day of July 1978.
Timothy H. Farr (SEAL)
Notary Public for South Carolina 10-14-86
Sandra Kay Capps
(Sandra Kay Capps)
RECORDED this 14 day of July 1978 at 3:25 P/ M, No. 1420

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