

TITLE TO REAL ESTATE—Love, Thornton

FILED GREENVILLE CO. S. 10 E. Washington St., Greenville, S. C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FEB 6 3 35 PM '78  
DONNIE S. TANKERSLEY  
R.M.C.

Grantor(s) Mailing Address: Route 2, Box 319  
Piedmont, SC 29673

KNOW ALL MEN BY THESE PRESENTS, that JAMES RANKIN, MARY R. MURRAY, VERTILLA RANKIN ANDERSON,

in consideration of ONE AND NO/100 (\$1.00) ----- Dollars,  
and partition of real estate,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto CLYDE RANKIN and ROSA LEE RANKIN, all our right, title and interest in and to:

ALL that lot of land situate on the southern side of Patterson Street (also known as Patterson Avenue) and on the eastern side of an unnamed county road in the County of Greenville, State of South Carolina being shown as a tract containing 0.173 acres on a plat of the property of Annie Rankin, et al dated June 5, 1978, prepared by Freeland & Associates, recorded in Plat Book 6-U at page 92 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

-91-610.2-1-20

BEGINNING at an iron pin on the southern side of Patterson Street at the corner of property now or formerly belonging to E. Smith, Sr. and running thence with the Smith property S 17-52 W 93.03 feet to an iron pin at the corner of 1.547 acre tract; thence with said tract S 0-56 W 86.85 feet to an iron pin at the corner of 0.532 acre tract; thence with said tract S 88-01 W 39.86 feet to an iron pin on an unnamed county road; thence with said road N 1-40 E 162 feet to an iron pin on Patterson Street; thence with said street N 77-10 E 66.76 feet to the point of beginning.

This property is conveyed subject to a 25-foot right of way easement for ingress and egress to and from a 1.547 acre tract, as shown on the aforementioned recorded plat. This easement is specifically reserved in favor of ingress and egress to and from said unnamed county road, as shown on said plat. This is to be an easement appurtenant, running with the land.

(CONTINUED ON BACK)

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 09 day of NOV 19 78

SIGNED, sealed and delivered in presence of:  
Commissioner of Deeds  
City of New York No. 4-1124  
Commissioner of Deeds  
City of New York No. 4-1124  
AS TO MARY R. MURRAY & VERTILLA RANKIN ANDERSON

NEW YORK  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
JAMES RANKIN }  
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 09 day of NOV 19 78  
Notary Public for the State of New York  
My commission expires April 1, 1980

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
RENUNCIATION OF DOWER  
DOWER RENUNCIATION NOT NECESSARY-PARTITION DEED

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 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_  
Notary Public for South Carolina.  
My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

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