

104 Townships
City 29607

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, that

FILED
GREENVILLE CO. S. C.
NOV 1 3 45 PM '79
DONNIE S. TANKERSLEY
we, RMC.

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Gates and Elizabeth A. Gates

in consideration of \$5.00 and the premises

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

EARL D. GRUBBS, his heirs and assigns,

ALL that piece, parcel or strip of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a PORTION OF LOT No. 31 on Plat of Elletson Acres, SECTION B, said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, at page 5 and having, according to a plat made by C. C. Jones, Engineer, August 1961, the following metes and bounds, to wit:

-15-519-193.1-5-26

BEGINNING at an iron pin on the Southwesterly side of Lowndes Avenue, joint front corner of Lots 31 and 32 and running thence South 45-03 East 188 feet to an iron pin; thence North 46-26 West 188 feet to an iron pin on Lowndes Avenue; thence along Lowndes Avenue, South 44-57 West 4.5 feet to an iron pin, the point of beginning and being triangular in shape.

This being the same property conveyed by Analane C. Gibson to the above named Grantors by deed recorded on December 28, 1973 in the RMC Office for Greenville County in Deed Book 991, at page 391

That heretofore Wyatt B. Gates and Elizabeth A. Gates deeded to William B. Ducker Lot No. 32, Section B of a subdivision known as Elletson Acres as recorded on December 28, 1973 in Deed Book 991, page 383. That the above named Grantors had the fullest intention to convey the above described property at the same time to William B. Ducker, but through inadvertent error, made in good faith, failed to execute the same. Since William B. Ducker believed that he held title to Lot No. 32, Section B of Elletson Acres and also to the above described Portion of Lot No. 31, Section B, he conveyed the same to Earl D. Grubbs by deed dated Feb. 27, 1974 and recorded on Feb. 28, 1974 in Deed Book 994, at page 439. Therefore, the purpose of this conveyance is to correct any defect whatsoever in the title of this property and to place full title in the name of EARL D. GRUBBS.

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 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 31 day of October, 1979

SIGNED, sealed and delivered in the presence of:

Geraldine Welch
Julius E. O'Phin

Elizabeth A. Gates

(SEAL)
(SEAL)
(SEAL)
(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)'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 31 day of October 19 79

Julius E. O'Phin (SEAL)
Notary Public for South Carolina.

Geraldine Welch

My commission expires Aug. 23, 1987

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 31st day of October 19 79

Geraldine Welch (SEAL)
Notary Public for South Carolina.

Elizabeth A. Gates

My commission expires Aug. 23, 1987

RECORDED NOV 1 1979 day of

19 at 3:45 P. M., N.C.

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