

3 Bridgeton Ct.
NTE: JBA GREENVILLE, SC

TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S.C.

FILED
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 8 4 08 PM '80

KNOW ALL MEN BY THESE PRESENTS that we, J. C. Frazier and Dorothy C. Frazier,

in consideration of **division of property of equal value** 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 **J. C. Frazier and Dorothy C. Frazier, their heirs and assigns forever, as joint tenants with the right of survivorship:**

ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on East Broad Street, and having, according to a survey of the property of Bettie (Elizabeth) Gibbons Estate by R. E. Dalton in September, 1921, the following metes and bounds, to-wit:

(26)-500-62-2-13

BEGINNING at an iron pin at the corner of East Broad Street and Oakland Avenue and running thence along the line of East Broad Street, N. 68-32 W. 86.5 feet to a point on said street at end wall; thence, N. 20-56 E. 132.2 feet to an iron pin; thence, S. 68-27 E. 120 feet to old pin on Oakland Avenue; thence along the line of said Avenue, S. 35-11 W. 135.7 feet to iron pin at the beginning corner.

This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

This is the same property conveyed to J. C. Frazier by deed of Doris S. Wilson and Dorothy Speegle NeSmith (formerly Dorothy Speegle) dated October 10, 1960, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 661, at Page 299; subsequent thereto, J.C. Frazier conveyed an undivided interest therein to Dorothy C. Frazier by his deed dated September 22, 1977, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1065, at Page 314.

The intent of this deed is for each grantor to convey to the other as grantee his/her one-half, undivided interest in said property so as to change the nature of the interest received by the grantees from tenancy in common to a joint tenancy with right of survivorship.

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 8th day of December 19 80.

SIGNED, sealed and delivered in the presence of:
_____ (SEAL)
_____ (SEAL)
_____ (SEAL)
_____ (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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 8th day of December 19 80
_____ (SEAL)
Notary Public for South Carolina.
My commission expires: 1-2-90

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF }
not necessary - Dorothy C. Frazier is wife of J. C. Frazier.

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this
_____ day of _____ 19 _____
_____ (SEAL)
Notary Public for South Carolina.

RECORDED this DEC 8 1980 day of _____ 19 _____ at 4:08 P.M. No. 172031

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