

TITLE TO REAL ESTATE - Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } GR 100 S.C.

KNOW ALL MEN BY THESE PRESENTS, that ROBERT A. COGGINS, JR., BARRY WAYNE COGGINS AND TERESA C. PROCTOR

in consideration of One and 00/100 (\$1.00) ----- Dollars,  
love and affection

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

RUTH SMITH COGGINS, her heirs and assigns, forever:  
303 Harris Drive, Greer, S. C. 29651

All our right, title, interest and estate in and to all of that parcel or lot of land in Chick Springs Township of Greenville County, South Carolina, lying on the northwest side of Harris Drive and about one mile south of the City of Greer, being all of Lot No. 31 on a plat of property made for H. H. Cox by Terry T. Dill, C.E., dated December 16, 1957, recorded in the RMC Office for Greenville County in Plat Book KK, page 149, having the following courses and distances, to-wit:

BEGINNING on an iron pin on the northwest side of Harris Drive, joint corner of Lots Nos. 30 and 31 on said plat, and runs thence with the common line of said lots, N 42-55 W 200.6 feet to an iron pin; thence N 35-46 E 96 feet to an iron pin on line of Greer Estate property; thence with line of that property, S 50-15 E 26.1 feet to an iron pin; thence continuing with that line S 48-30 E 192.2 feet to an iron pin at end of Harris Drive; thence with Margin of Harris Drive, S 47-05 W 117 feet to the beginning corner. — 11-286-528.2-1-47

This being the same property conveyed to R. A. Coggins by deed of Freeman C. Rumsey recorded in the RMC Office for Greenville County on April 6, 1961 in Deed Book 671 at Page 293. R. A. Coggins died intestate on May 29, 1980, leaving as his sole heirs-at-law Robert A. Coggins, Jr., Barry Wayne Coggins, Teresa C. Proctor, C. Rice, his four children and his wife, Ruth Smith Coggins.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

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 2nd day of December 19 80.

SIGNED, sealed and delivered in the presence of:

*Russell G. Walden*  
*Janet S. Mabry*

*Robert A. Coggins, Jr.* (SEAL)

*Barry Wayne Coggins* (SEAL)

*Teresa C. Proctor* (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.

Subscribed to before me this 2nd day of December 19 80.

*Russell G. Walden*  
Notary Public for South Carolina  
My commission expires: 6-30-86

*Janet S. Mabry*

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER BOTH MALE GRANTORS  
COUNTY OF GREENVILLE } UNMARRIED

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 2nd day of December 19 80

(SEAL)

Notary Public for South Carolina.  
My commission expires

RECORDED this DEC 23 1980 day of 19 at 4:05 P.M., No. 18696

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