

TITLE TO REAL ESTATE-Office of MANN, ARNOLD, & MANN; Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 23 12 03 PM '55

Know All Men by These Presents:

That I, W. R. Cordell, in the State aforesaid, in consideration of the sum of Ten Thousand Five Hundred and No/100----- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

J. D. Coggin, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina and being known and designated as Lot No. 94 of Pecan Terrace according to a plat thereof prepared by Piedmont Engineering Service dated March 27, 1953 and recorded in the R. M. C. Office for Greenville County in Plat Book "GG", page 9 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Twin Springs Drive joint corner of Lots Nos. 94 and 96 and running thence along said Drive N. 81-23 E. 69.5 feet to an iron pin, joint front corner of Lots Nos. 93 and 94; thence along the joint line of said lots S. 11-56 E. 153.6 feet to an iron pin, joint rear corner of said lots; thence S. 74-38 W. 84.1 feet to an iron pin; thence N. 5-19 W. 163.6 feet to the beginning corner.

The above is the same property conveyed to me by deed of Betty M. Jackson, et al dated December 24, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Book 515, page 10.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 23rd day of April in the year of our Lord One Thousand Nine Hundred and fifty-five

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of W. R. Cordell and J. R. Mann, Jr. with seal lines.

State of South Carolina, Greenville County. Personally appeared before me Alfred C. Mann, Jr. and made oath that he saw the within named grantor(s) W. R. Cordell written deed, and that he, with J. R. Mann sign, seal and as his act and deed deliver the within Sworn to before me this 23rd day of April, A. D. 19 55. Notary Public for South Carolina.

State of South Carolina, Greenville County. RENUNCIATION OF DOWER. I, J. R. Mann, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ruby O. Cordell wife of the within named W. R. Cordell did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto J. D. Coggin, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 23rd day of April, A. D. 19 55. Notary Public for South Carolina.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 23rd day of April 19 55, at 12:08 P.M., No. 10428.