

TITLE TO REAL ESTATE - Offices of PRICE & POAGY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

Know All Men by These Presents:

That We, Herbert B. Drake, Jr., Seline Drake Ruth and Sadie C. Drake in the State aforesaid, in consideration of the sum of TWO THOUSAND EIGHT HUNDRED & 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 Wilford G. Granger, his heirs and assigns, forever:

All those two certain lots in Greenville Township, Greenville County, South Carolina, being known and designated as Lot Nos. 2 and 3 on a plat entitled "Sub-division of F. H. Earle Property" by Pickell and Pickell, Engineers, dated February 26, 1951, recorded in the R. M. C. Office for Greenville County in Plat Book 2 at page 191 and having, according to said Plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the SouthWestern side of Stevens Street at the joint front corner of Lot Nos. 3 and 4 and running thence with the joint line of said lots S. 72-08 W. 190.5 feet to an iron pin; thence along line of Lot 18, N. 57-08 W. 107.8 feet to an iron pin, rear corner of Lot 19; thence along the rear line of Lots 19 and 20, N. 25-38 E. 100 feet to an iron pin joint rear corner of Lots 1 and 2; thence along the joint line of said lots N. 73-37 E. 165.5 feet to an iron pin on the Southwestern side of Stevens Street; thence along Stevens Street S. 24-25 E. 75 feet and S. 29-50 E. 78.8 feet to the point of beginning and being a portion of the property conveyed to the grantors by deed of Frank H. Earle, dated March 22, 1951, and recorded in Vol. 431 at page 383.

This conveyance is subject to all rights of way, easements, restrictions and covenants which may appear of record, specifically including the restrictions set forth in the above referenced deed to the grantors.

Grantee to pay 1959 taxes



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 28th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-nine

Signed, Sealed and Delivered in the Presence of

Signatures of Mollie F. Wood, Herbert B. Drake, Jr., Seline Drake Ruth, and Sadie C. Drake, each with a (Seal) next to it.

State of South Carolina Greenville County

Personally appeared before me Mollie F. Wood

and made oath that she saw the within named grantor(s) Herbert B. Drake, Jr., Seline Drake Ruth and Sadie C. Drake sign, seal and as their act and deed deliver the within written deed, and that she, with J. H. Price, Jr. witnessed the execution thereof.

Sworn to before me this 28th day of January, A. D. 1959. Notary Public for South Carolina

Signature of Mollie F. Wood with (Seal)

State of South Carolina Greenville County

RENUNCIATION OF DOWER

I, J. H. Price, Jr.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret S. Drake wife of the within named Herbert B. Drake 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 Wilford G. Granger, 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 28th day of January, A. D. 1959. Notary Public for South Carolina

Signature of Margaret S. Drake with (Seal)

Cancelled documentary stamps attached: S. C. \$ U. S. \$ P. Recorded this 29th day of January 1959, at 4:24 P.M., No. 19322

104-5-546