

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

SEP 8 4 24 PM '61

Know All Men by These Presents:

That I, J. LOUIS COWARD

in the State aforesaid,

in consideration of the sum of Seven Thousand Five Hundred (\$7,500.00) ----- 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 FRANK A. ULMER and HELEN L. ULMER, their heirs and assigns, forever:

ALL that lot of land situate on the North side of East Hillcrest Drive, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 21 and the Western 50 feet of Lot 20, Block E, on plat of subdivision known as Highland Terrace, made by Dalton & Neves, Engineers, August 1928, recorded in the RMC Office for Greenville County, S. C. in Plat Book G, at page 208, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of East Hillcrest Drive, at joint front corner of Lots 21 and 22, and running thence along the line of Lot 22, N. 23-30 E. 190 feet to an iron pin; thence S. 66-30 E. 125 feet to an iron pin in the rear line of Lot 20; thence through Lot 20, S. 23-30 W. 190 feet to an iron pin on the North side of East Hillcrest Drive; thence along the North side of East Hillcrest Drive, N. 66-30 W. 125 feet to the beginning corner.

TOGETHER with all the grantor's right and interest in and to that easement across a strip of land 2.5 feet in width running from the rear of the above property across property of Edna Babb Tucker and Mary Tucker to Montclair Avenue (formerly East Fairview Avenue), which is particularly described in deed from Edna Babb Tucker and Mary Tucker to John F. Smith, dated September 19, 1951, recorded in the RMC Office for Greenville County, S. C. in Deed Book 442, page 159. This is the same property conveyed to the grantor by deed of Frances Stewart Smith individually and as Executrix under the will of John F. Smith, deceased, dated May 4, 1953, recorded in Deed Book 477, page 391.

Grantees to pay 1961 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 their Heirs and Assigns forever.

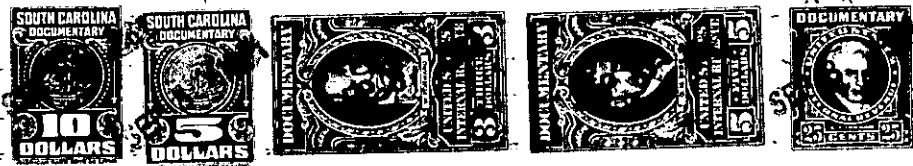
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 30th day of August in the year of our Lord One Thousand Nine Hundred and sixty one.

Signed, Sealed and Delivered in the Presence of

Edith G. McClellan
Patrick C. Fant

J. Louis Coward (Seal)
----- (Seal)
----- (Seal)



State of South Carolina,
Greenville County

Personally appeared before me Edith G. McClellan

and made oath that she saw the within named grantor(s) J. Louis Coward sign, seal and as his act and deed witness the execution thereof.

deliver the within written deed, and that she, with Patrick C. Fant
Sworn to before me this 30th day of August, A. D. 19 61
Patrick C. Fant (Seal)
Notary Public for South Carolina

Edith G. McClellan

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary T. Coward wife of the within named J. Louis Coward 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 Frank A. Ulmer and Helen L. Ulmer their 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 30th day of August, A. D. 19 61
Patrick C. Fant (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----
Recorded this 8th day of September 19 61, at 4:24 P. M., No. #6489

179-1-29