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BOOK 694 PAGE 101

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

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

OLLIE FANNING
R.M.C.

Know All Men by These Presents:

That we, FRED WELBORN, SR. and MUSETTE G. WELBORN
in consideration of the sum of Thirteen Thousand Nine Hundred Fifty and no/100---- DOLLARS,
in the State aforesaid,
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 JAMES W. PEARSON and ELIZABETH B. PEARSON, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Birchwood Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 30 on plat of Kirkwood Heights, made by Pickell & Pickell, Engineers, October 1954, recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, pages 110 and 111, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Birchwood Drive, at joint front corner of Lot No. 29 and 30, and running thence along the line of Lot 29, N. 17-56 W., 150 feet to an iron pin; thence N. 65-05 E. 41.7 feet to an iron pin; thence with the line of Lot 31, S. 45-29 E., 150.4 feet to an iron pin on the Northwest side of Birchwood Drive; thence with Birchwood Drive, S. 56-56 W. 84.2 feet to an iron pin; thence continuing with Birchwood Drive, S. 72-04 W. 30 feet to the beginning corner.

This is the same property conveyed to the grantors by deed of James D. Cordell and J. M. Clodfelter dated July 11, 1959, recorded in the RMC Office for Greenville County, S. C. in Deed Book 630, page 106.

Grantees to pay 1962 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.

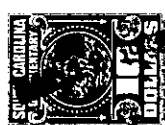
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 12th day of March in the year of our Lord One Thousand Nine Hundred and sixty two

Signed, Sealed and Delivered in the Presence of

Mildred R. Turner
Patrick C. Fant

Fred Welborn Sr. (Seal)
Musette G. Welborn (Seal)



State of South Carolina,
Greenville County

Personally appeared before me Mildred R. Turner

and made oath that she saw the within named grantor(s) Fred Welborn, Sr. and Musette G. Welborn sign, seal and as their act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 12th day of March, A. D. 19 62

Patrick C. Fant (Seal)
Notary Public for South Carolina

Mildred R. Turner

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. Musette G. Welborn wife of the within named Fred Welborn, Sr. 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 James W. Pearson and Elizabeth B. Pearson 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 12th day of March, A. D. 19 62

Patrick C. Fant (Seal)
Notary Public for South Carolina

Musette G. Welborn

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 12th day of March 19 62, at 2:34 P.M., No. #22379

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