

JUL 30 9 35 AM 1968

TITLE TO REAL ESTATE-Riley & Riley, Attorneys at Law, E. Coffee Street, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

BOOK 849 PAGE 306

KNOW ALL MEN BY THESE PRESENTS, that Dennis E. B. Beason

in consideration of TEN and NO/100 (\$10.00)-----

Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Robert M. Coates and Nancy Beason Coates, their heirs or assigns, forever:

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, on the northwesterly side of road to Woodruff and shown as a 6.91 acre tract on plat entitled "Property of Charles W. Beason" prepared by C. O. Riddle, dated March 8, 1961, revised April 11, 1968, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in center of said road to Woodruff, which point is located S. 31-10 E., 37.5 feet from iron pin on the northwesterly side of said road and running thence with the center line of said road the following metes and bounds, to-wit: S. 57-58 W., 100 feet to a point; S. 58-55 W., 100 feet to a point; S. 62-18 W., 100 feet to a point; S. 65-59 W., 100 feet to a point; S. 68-56 W., 100 feet to a point; S. 72-29 W., 50 feet to a point in center of said road, which point is located S. 31-15 E. from iron pin on edge of said road; thence with the line of 8.11 acre tract as shown on said plat, N. 31-15 W., 538.4 feet to an iron pin in line of Kilgore; thence with line of Kilgore, N. 63-35 E., 548.6 feet to an old iron pin; thence continuing with line of Kilgore, S. 31-10 E., 538.5 feet to point in center of said road, the beginning corner. This tract contains 6.91 acres to the center line of said road and 6.44 acres to the edge of the northwesterly right-of-way of said road.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors 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 27th day of July 1968.

SIGNED, sealed and delivered in the presence of:
R. W. Riley (SEAL)
E. P. Riley (SEAL)
_____ (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } PROBATE

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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of July 1968.
Edward P. Riley (SEAL)
Notary Public for South Carolina.
My commission expires: _____
R. W. Riley

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } RENUNCIATION OF DOWER

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 or 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 27th day of July 1968.
R. W. Riley (SEAL)
Notary Public for South Carolina.
My commission expires: 1-1-71
Elizabeth S. Beason

RECORDED this 30 day of July 1968, at 9:35 A. M., No. 2549

52-1-1951-1-25.2
-135- out of 550.1-1-25