

OCT 18 4 45 PM 1968

BOOK 854 PAGE 297

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.
CLERK OF COURT
GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, John C. Cothran and Ellis L. Darby, Jr.

in consideration of Forty Thousand and No/100 (\$40,000.00) 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 James G. Egan and Mary Ann F. Egan, their heirs and assigns forever:

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the southwestern corner of Providence Square and Royal Drive, near the City of Greenville, being shown as Lot 40 on plat of Section II of Pelham Estates, recorded in Plat Book PPP at page 119 and described as follows:

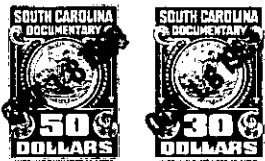
BEGINNING at an iron pin at the southwestern corner of Providence Square and Royal Drive, and running thence with the western side of Royal Drive, S 21-37 W 145 feet to iron pin at corner of Lot 41; thence with line of said lot N 69-52 W 198.2 feet to iron pin at corner of Lot 39; thence with line of said lot N 23-11 E 174.3 feet to iron pin on Providence Square; thence with the southern side of said Square S 68-43 E 168.7 feet to iron pin at corner of Royal Drive; thence with the curve of the intersection, the chord of which is S 23-33 E 35.2 feet to the beginning corner.

This lot is conveyed subject to restrictions recorded in Deed Book 827 at page 215 and to a 10 foot utility easement across the western line of said lot, as shown on said plat, and to all other easements, rights of way and covenants of record affecting said lot.

For deed into grantors see Deed Book 837, page 177.

GRANTEES TO PAY 1968 TAXES.

County Stamps Paid \$44⁰⁰
See Act No.380 Section 1



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 15th day of October 19 68.

SIGNED, sealed and delivered in the presence of:

John C. Cothran (SEAL)
Ellis L. Darby, Jr. (SEAL)
Jo Ann L. Stearn (SEAL)
Mary R. Johnson, Jr. (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 15th day of October 19 68.

Mary R. Johnson (SEAL)
Notary Public for South Carolina
My Commission Expires January 1, 1970.
Jo Ann L. Stearn

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

15th day of October 19 68
Mary R. Johnson (SEAL)
Notary Public for South Carolina
My Commission Expires January 1, 1970.
RECORDED this 18 day of October 19 68 at 4:45 P. M. No. 9595
Janette W. Cothran
William C. Darby

200-543-1-1-40