

FILED
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

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STATE OF SOUTH CAROLINA

SEP 19 4 03 PM '69

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, P. H. James, Jr.

in consideration of ----Fifty Six Thousand Four Hundred and No/100 (\$56,400.00)----- 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 BCH Company, Inc., its successors and assigns, forever;

All that piece, parcel or lot of land, situate, lying and being on the northeastern side of Pelham Road in Butler Township, in the City and County of Greenville, State of South Carolina, and containing 4.74 acres according to a recent survey by C. O. Riddle dated November 1, 1968, entitled Property of P. H. JAMES and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northeastern side of Pelham Road in the center of a 25 foot road which separates the within property and that of W. R. Hale Estate, said point being the joint front corner of the within-described property and that of the W. R. Hale Estate, and running thence with the northeastern side of Pelham Road N. 77-22 W. 373.6 feet to an iron pin at the joint front corner of the within-described property and that of L. J. and Corrie Y. Bailey; running thence with this common line N. 10-29 E. 505.4 feet to an old iron pin; thence with the common line of the within-described property and that of John D. Granger S. 75-50 E. 453.9 feet to an old iron pin in the center of a 25 foot road; thence with the center of said Road S. 19-42 W. 496.4 feet to a nail on the northeastern side of Pelham Road, the point of beginning.

This is the same property as that devised to the grantor herein by the Will of Rosa P. James, said Will being on file in the Office of the Probate Judge of Greenville County, South Carolina, in Apartment 811, File 17.

The within-described property is subject to a 12½ foot road easement along the eastern side of said property heretofore granted to John Granger; and also subject to a 55 foot transmission right-of-way across the eastern side of said property to Duke Power Company as set forth in a deed recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 416, at Page 446.

The plat referred to above is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 40, at Page 55.



County Stamps Paid 462.15
See Act No.380 Section 1

together with all and singular the right, 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 19th day of September, 1969.

SIGNED, sealed and delivered in the presence of:

P. H. James, Jr. (SEAL)
P. H. JAMES, JR.

Earle G. Prevost
Adrienne Dawling

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 19th day of September, 1969.

Earle G. Prevost (SEAL)

Adrienne Dawling

Notary Public for South Carolina. My Commission Expires 1/1/1971

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 19th day of September, 1969.

Ruelle James

Earle G. Prevost (SEAL)
Notary Public for South Carolina. My Commission Expires 1/1/1971