

TITLE TO REAL ESTATE-Prepared by **KENDRICK, STEPHENSON & JOHNSON**, Attorneys at Law, Greenville, S. C.

DEC 11 11 53 AM '70
OLLIE FARNSWORTH
R. M. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Miriam C. Cason

in consideration of Sixteen Thousand and no/100 (\$16,000.00) 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 Walter Cooper, Jr. and Marilyn Matthews Cooper, their heirs and assigns
forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northeasterly side of Sutton Drive, near the City of Greenville, South Carolina, being known and designated as a major portion of Lots No. 68 and 69, Block D, Mayfair Estates, as recorded in the RMC Office for Greenville County, S. C. in Plat Book S, at pages 72 and 73 and having according to a more recent survey entitled Property of J. W. Pitts recorded in Plat Book NN, at page 160, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Sutton Drive, said pin being 201.66 feet in a southerly direction from the intersection of Lee Road and running thence with the northeasterly side of Sutton Drive S 17-17 E 66.66 feet to an iron pin; thence N 72-43 E 169.3 feet to an iron pin; thence N 16-09 W 36.7 feet to an iron pin; thence N 29-53 W 30.8 feet to an iron pin; thence S 72-43 W 161.3 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 653, page 115.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1970 TAXES.



17.60
300 Sec.

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 11th day of December, 1970.

SIGNED, sealed and delivered in the presence of:

Miriam C. Cason (SEAL)
J. Louis L. Steen (SEAL)
Mary L. Johnson (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }

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 11th day of December, 1970.

Mary L. Johnson (SEAL) J. Louis L. Steen
Notary Public for South Carolina
My Commission Expires November 19, 1979.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER GRANTOR-WOMAN
COUNTY OF }

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
day of 19

Notary Public for South Carolina. (SEAL)

RECORDED this 14 day of December 1970 at 11:53 A. M. No. 13933

1-271- P15.8- 1-69.1