

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED VOL 906 PAGE 98
GREENVILLE CO. S. C.

JAN 8 3 42 PM '71

KNOW ALL MEN BY THESE PRESENTS, that C. C. Coleman, Jr. -----

OLLIE FARNSWORTH
R. M. C.

in consideration of Fourteen Thousand and No/100 (\$14,000.00) ----- 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 Ruth Fashions, Inc., its successors and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the southwestern side of Markley Alley (formerly Brige Street) in the City of Greenville, in the County of Greenville, State of South Carolina and shown as the property of C. C. Coleman, Jr. on a plat recorded in the R.M.C. Office for Greenville County in Plat Book 4A at Page 121 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the tract herein conveyed and property of C. F. Sauer Co. on the southwestern side of Markley Alley and running thence with said alley N. 67-14 W., 147.16 feet to an iron pin at the corner of other property of the C. F. Sauer Co.; running thence S. 22-26 W., 55 feet to an iron pin; running thence S. 32-42 E., 5.4 feet to an iron pin; running thence S. 20-51 W., 17.05 feet to an iron pin on the A.C.L. Railroad Siding; running thence with said siding S. 31-47 E., 10.5 feet to an iron pin; thence continuing with said siding S. 32-31 E., 90 feet to an iron pin in the line of property of C. F. Sauer Co., running thence N. 57-24 E., 48.04 feet to an iron pin; running thence S. 32-31 E., 10 feet to an iron pin in the line of an open court; running thence with said court S. 66-34 E., 29.92 feet to an iron pin in the line of C. F. Sauer Co.; running thence with that line N. 19-44 E., 99.26 feet to an iron pin, point of beginning.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.



15.40

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 5th day of January 19 71

SIGNED, sealed and delivered in the presence of:

Frances L. Logwell
William D. [Signature]

C. C. Coleman, Jr. (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of January 19 71.

William D. [Signature] (SEAL)
Notary Public for South Carolina.

Frances L. Logwell

My Commission Expires June 13, 1979.

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

5th day of January 19 71
William D. [Signature] (SEAL)
Notary Public for South Carolina.

Virginia A. Coleman

My commission expires June 13, 1979.

RECORDED this 8th day of January 19 71 at 3:42 P. M. No #15807

1-2-60-5005