

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. H. C.

KNOW ALL MEN BY THESE PRESENTS, that Beulah O. Clardy

in consideration of Nineteen Thousand and no/100 (\$19,000.00) ----- 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 C. Cooper and Judy B. Cooper, their heirs and assigns, forever:

All that lot of land in Greenville County, State of South Carolina, Grove Township, containing .58 acre, more or less, and having the following metes and bounds:

Beginning at W. T. Smith's corner, U. S. Highway No. 29, and running thence along center of said Highway toward Greenville, S. C., 100.32 feet; thence along line of property of Simpson N 75-1/2 E 216.48 feet from a corner in the center of the aforesaid Highway to the corner, an iron stake in the center of P & N Railroad track; thence along center of said railroad track, toward Pelzer, S. C., 159.72 feet to corner on W. T. Smith line; thence with the property of said W. T. Smith 190.08 feet to the point of beginning in the above named Highway, and being part of Lot No. 2, as shown by deed of J. E. Richy to R. L. Simpson recorded in Deed Book 50 at page 4.

Being the same property conveyed to Frank G. Clardy by deed recorded in Deed Book 260 at page 383 in the RMC Office for Greenville County, and devised to the grantor under the will of Frank G. Clardy, who died October 11, 1965, as seen in Apt. 929, file 10, of the records of the Probate Court of Greenville County.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property, SPECIFICALLY INCLUDING the right of way of the P & N Railway across said property 57 1/2 feet in width.

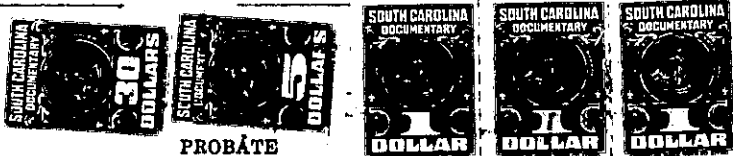
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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 15 day of January 19 71.

SIGNED, sealed and delivered in the presence of:

Beulah O. Clardy (SEAL)
Jerry M. Braden (SEAL)
Terry R. Tellus (SEAL)
_____ (SEAL)
_____ (SEAL)



STATE OF SOUTH CAROLINA }
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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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15 day of January 19 71.

Terry R. Tellus (SEAL)
Notary Public for South Carolina
My commission expires: 8-12-78

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, 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

15 day of January 19 71

(SEAL)

Notary Public for South Carolina.
My commission expires: 8-12-78

RECORDED this 18th day of January 19 71, at 10:18 A. M., No. #16483

85-610.1-1-15