

FEB 4 1 14 PM '71

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TITLE TO REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

For True Consideration See Affidavit
Book 33 Page 135

KNOW ALL MEN BY THESE PRESENTS, that We, James P. Edwards and Ronald K. Edwards

in consideration of Ten Dollars (\$10.00) and other valuable consideration 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 Edwards Investments, Inc., its successors and assigns forever:

ALL that certain parcel or lot of land situated on the East side of North Main Street and the North side of Berry Avenue, in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and having courses and distances according to a survey and plat of the property of Frances B. Harley, by John A. Simmons, Registered Surveyor, dated November 22, 1969, as follows, to-wit:

BEGINNING at a nail on the east side of North Main Street and the north side of Berry Avenue, at the intersection thereof, and running thence along the east side of the sidewalk of North Main Street, N. 3-09 W. 135.5 feet to an old iron pin, corner of Hardee's; thence along the line of Hardee's and One Hour Martinizing, S. 81-32 E. 245.4 feet to an old Iron pin on the line of Woodrow Vaughn property; thence along the Vaughn line S. 8-28 W. 119.5 feet to a point on the north side of Berry Avenue, iron pin back on line at 5 feet; thence along the north side of Berry Avenue, N. 85-03 W. 218.6 feet to the beginning corner.

This is the same property conveyed to James P. Edwards and Ronald K. Edwards by deed of Frances B. Harley, recorded in Deed Book 881 page 231 in the R.M.C. Office for Greenville County.



Greenville County
Stamps
Paid \$41.25
Act No. 386 Sec. 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 grantees(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 4th day of February 19 71.

SIGNED, sealed and delivered in the presence of:

James P. Edwards (SEAL)
James P. Edwards
Ronald K. Edwards (SEAL)
Ronald K. Edwards
Paul M. Johnson (SEAL)
Paul M. Johnson

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) 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 4th day of February 19 71.

Paul M. Johnson (SEAL)
Paul M. Johnson
Notary Public for South Carolina.
MY COMMISSION EXPIRES DECEMBER 16, 1980

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 4th day of February 19 71

Mary A. Edwards (SEAL)
Mary A. Edwards
Grace P. Edwards (SEAL)
Grace P. Edwards
Notary Public for South Carolina.
MY COMMISSION EXPIRES DECEMBER 16, 1980
RECORDED this 4th day of February 19 71 at 1:14 P. M. No. #18085

285-616-5-6.1