

MAR 23 10 35 AM '71

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, William J. Cooney and Mary D. Cooney,

in consideration of Forty-Eight Thousand and No/100-----(\$ 48,000.00)----- 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 Harry A. Roeder and Diana W. Roeder, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 41 of a subdivision known as Pelham Estates, Section II, according to a plat thereof, recorded in the R. M. C. Office for Greenville County in Plat Book PPP at Page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Port Royal Drive at the joint front corner of Lots Nos. 40 and 41, and running thence with the joint line of said lots, N. 69-52 W. 198.2 feet to an iron pin at the corner of Lots Nos. 39 and 38; running thence with the line of Lot No. 38, S. 19-53 W. 170.07 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; and running thence with the joint line of said lots, S. 70-10 E. 192 feet to an iron pin on the western side of Port Royal Drive; running thence with the western side of Port Royal Drive, N. 22-30 E. 65 feet to an iron pin; thence continuing with the western side of Port Royal Drive, N. 21-37 E. 105 feet to the point of beginning; being the same property conveyed to the grantors by Artistic Builders, Inc. by deed dated October 1, 1968 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 853, page 229.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat (s), or on the premises.



Greenville County Stamps Paid \$ 52.80 Act No. 380 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 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 March 19 71

SIGNED, sealed and delivered in the presence of:

Mary D. Martin Patrick H. Grayson

Witness: William J. Cooney (SEAL) Mary D. Cooney (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 19th day of March 19 71

Patrick H. Grayson (SEAL) Notary Public for South Carolina. My Commission Expires: Nov. 19, 1979

Mary D. Martin

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 March 19 71 Patrick H. Grayson (SEAL) Notary Public for South Carolina. My Commission Expires: Nov. 19, 1979

Mary D. Cooney

RECORDED this 23rd day of March 19 71 at 10:39 A. #22023 M. No.

200-54371-4