

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 27 11 10 AM '71
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that James Calhoun Thomas & Judith James Thomas,

(\$27,750.00)

in consideration of Twenty-Seven Thousand Seven Hundred Fifty & No/100ths 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 John F. Drake, Jr.,

All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in Butler Township, and being known and designated as a part of Lot No. 7 of a subdivision known as McSwain Gardens, with the Plat of that subdivision being recorded in the Office of the R.M.C. for Greenville County in Plat Book GG, at page 75, and being more specifically shown according to said Plat as follows:

Beginning at a point on the Southeastern side of Mimosa Drive, at the joint front corner of Lot 6 & 7, and running thence S. 25-41 E. 147.3 feet to a point at the rear corner of Lot No. 6; thence S. 6-05 W. 45 feet to a point in the joint sideline of Lot 7 & 8; thence N. 77-55 W. 173.2 feet to a point on the Southeast side of Mimosa Drive; at joint front corner of Lot 7 & 8; thence with the Southeastern side of Mimosa Drive in 29-55 E. 85.9 feet to a point; thence continuing with the Southeastern side of Mimosa Drive N. 45-16 E. 95 feet to the point of beginning.

This is the identical property conveyed to the grantors herein by Deed of Charles S. Bell dated March 11, 1966, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 794 at page 46.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights of way, of record, if any, affecting the above described property.



Greenville County
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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 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 24 day of May 19 71.

SIGNED, sealed and delivered in the presence of:

H. F. Carter (SEAL)
Daniel J. Farnsworth (SEAL)
James Calhoun Thomas (SEAL)
Judith James Thomas (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 24 day of May, 19 71

Daniel J. Farnsworth (SEAL)
Notary Public for South Carolina
My Commission Expires: 1/13/81
H. F. Carter

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 grantor(s) and the grantor(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 24 day of May, 19 71.

Daniel J. Farnsworth (SEAL)
Notary Public for South Carolina
My Commission Expires: 1/13/81
Judith James Thomas
RECORDED this 24th day of May 1971, at 11:10 A. M., No. #28030