

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE

Know All Men by These Presents:

That Joseph F. Poterala and Laura L. Poterala, hereafter referred to as Grantor, in consideration of the sum of Fifty-Four Thousand Five Hundred and no/100ths DOLLARS, paid to Grantor by Charles T. Early and Eleanor A. Early, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs and assigns,

ALL that certain piece, parcel or lot of land situate, lying and being on the northern side of Edwards Road in the State and County aforesaid, as shown on Plat of Property of Charles T. Early and Eleanor A. Early prepared by Carolina Surveying Company, recorded in Plat Book 4K, at Page 137, being the major portion of Lot 40 as shown on plat entitled "Addition and Revision of Sector I, Botany Woods", recorded in Plat Book CCC, at Page 163, and having, according to said Plat of Property of Charles T. Early and Eleanor A. Early, the following metes and bounds:

BEGINNING at an iron pin on the northerly side of Edwards Road, joint front corner of Lot 39 and the property conveyed herein, and running thence N. 5-20 W. 190 feet to an iron pin; thence N. 4-20 W. 50 feet to an iron pin; thence N. 88-25 E. 134.4 feet to an iron pin, corner of property retained by Grantors; thence with the joint line of the property conveyed herein and property retained by Grantors S. 7-20 E. 230.9 feet to an iron pin on the northerly side of Edwards Road; thence along the northerly side of Edwards Road, S. 84-30 W. 142.6 feet to the point of beginning.

The foregoing property is the major portion of the property conveyed to Grantors by deed recorded in the Office of the R.M.C. for Greenville County in Deed Book 718, at Page 416.

Also, and together with an easement across Lot 40-A of said Addition and Revision of Sector I, Botany Woods, and across the remaining portion of said Lot 40 of said Addition and Revision of Sector I, Botany Woods not conveyed herein for the purpose of the sewer line serving the property conveyed herein with a right of access to maintain, operate and repair said sewer line and with all other rights with respect to said line as are conveyed to Grantors by Botany Woods, Inc. by easement recorded in Deed Book 746, at Page 461, the provisions of which are incorporated herein.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 5 day of August, 19 71.

Signed, Sealed and Delivered in the Presence of

Rancine M. Crisler (Seal)



Joseph F. Poterala (Seal)

Laura L. Poterala (Seal)

Greenville County, S.C. Stamps Paid 5895

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

5 day of August, 19 71

Rancine M. Crisler (Seal)

Notary Public for South Carolina

My Commission expires 1/19, 1979



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Laura L. Poterala, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

5 day of August, 19 71

Laura L. Poterala (Seal)

Notary Public for South Carolina

My Commission expires 1/19, 1979

Recorded this 5th day of August, 19 71, at 11:40 A. M., No. #3726

271- P15.13-1-45.2 OUT P15.13-1-45.1