

Drew deed only - did not examine title

VOL 954 PAGE 609

TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF

WHEREAS, Carl S. Tate departed this life testate on February 22, 1970, leaving in full force and effect his Last Will and Testament, by the terms of which he devised his undivided one-half interest in and to all his real estate to his wife, Mary H. Tate, the grantor herein, all of which will more fully appear by reference to Apt. 1119, File 14, of the records of the Probate Court for Greenville County, South Carolina, and whereas, Mary H. Tate is now the owner of all of said real estate, in fee simple, and whereas, she is desirous of conveying a portion thereof to the grantees herein named, now therefore,

KNOW ALL MEN BY THESE PRESENTS, that I, Mary H. Tate, of the County and State aforesaid, for and in consideration of the sum of One Thousand Five Hundred Thirty-Six (\$1,536.00) 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 Larry L. Kemp and Sandra B. Kemp, their heirs and assigns forever, the following described property, to-wit:

All that piece, parcel or lot of land situate, lying and being in Oneal Township, Greenville County, State of South Carolina, on the north side of a County Road approximately 500 feet southwest of said County Road's intersection with Highway 290 and approximately 1/2 mile northeast of the intersection of said County Road with Pine Log Ford Road, and being more particularly described, according to a plat thereof made by Terry T. Dill, Registered Civil Engineer, dated August 29th, 1972, and recorded in the R.M.C. Office for Greenville County, in Deed Book 954, at Page 610, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of said County Road at the joint front corner of this property and that owned by Babb and running thence N. 57-51 W. 234.6 feet to an oak 3XM, also marked by an iron pin; thence S. 40-30 W. 204 feet to an iron pin; thence S. 40-07 E. 235 feet to an iron pin on the northwest side of said County Road; thence with the northwest side of said County Road N. 40-30 E. 275 feet to an iron pin, the point of beginning, and containing 1.28 acres, more or less.

This is a portion of the same property conveyed to the said Carl S. Tate and Mary H. Tate, by deed from William McAbee, dated October 19th, 1956, and recorded in the R.M.C. Office for Greenville County, in Deed Book 569, at page 217.

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 11th day of September 19 72.

SIGNED, sealed and delivered in the presence of:

Mary H. Tate (SEAL)
Julius B. Aiken (SEAL)
Alice Lamm (SEAL)
Greenville County (SEAL)
220 (SEAL)

STATE OF SOUTH CAROLINA
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 11th day of September, 1972

Julius B. Aiken (SEAL)
Alice Lamm (SEAL)
Notary Public for South Carolina.
My commission expires: 1-13-80.

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER Unnecessary, grantor a woman

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

day of 19

(SEAL)
Notary Public for South Carolina.

RECORDED this 11th day of September 19 72 at 12:05 P.M. M., No #7567

Plat Recorded in Deed Book 954 page 610

SEP 11 12 05 PM '72

ELIZABETH RIDDLE
R.M.C.



648-1-1-376 (10/28/72)
648-1-1-11
355-027 C/F