

TITLE TO REAL ESTATE—Office of Earle, Ryan, & Ryan, Attorneys at Law, Greenville, S. C.

FILED
JAN 12 10 29 AM '73
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Ben E. Ryan

in consideration of Five Dollars, Love and Affection ----- 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 Ruth Dalbey Ryan, her heirs and assigns forever, an undivided one-half interest in and to the following described real estate:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Glassy Mountain Township at Lake Lanier, containing 2.2 acres, more or less, being known and designated as Lot "F" on a plat entitled "Survey for Julian Calhoun Estate" prepared by W. N. Willis, Engineers, Spartanburg, South Carolina, November 15, 1967 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Butter Street with Wellesley Drive and running thence along the western edge of Butter Street, S. 1-24 W. 436.6 feet to an iron pin at the corner of Lot "G"; thence along the line of that lot, N. 80-26 W. 279 feet to an iron pin on the eastern edge of Wellesley Drive; thence along the eastern and southeastern edge of Wellesley Drive, following the curvature thereof, the following courses and distances: N. 18 E. 100 feet to an iron pin; N. 22-10 W. 160 feet to an iron pin; N. 6 W. 35 feet to an iron pin; N. 44-10 E. 41 feet to an iron pin; S. 89- 45 E. 100 feet to an iron pin; N. 76-34 E. 80 feet to an iron pin; N. 51-30 E. 76.4 feet to an iron pin and N. 69 E. 51 feet to the beginning corner.

The above described property is the same conveyed to the Grantor, Ben E. Ryan and his first wife, Emeline W. Ryan, by Mildred Rose James, et al, by deed dated December 11, 1967 and recorded in the R. M. C. Office for Greenville County in Deed Volume 836 at Page 299. The said Emeline W. Ryan has since died leaving of force her last will and testament wherein she devised her interest in said property to the Grantor herein.

(over)

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 11 day of January 19 73

SIGNED, sealed and delivered in the presence of:

Ben E. Ryan (SEAL)
Ben E. Ryan,

Cheryl Genable _____ (SEAL)

Joseph H. Earle, Jr. _____ (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11 day of January 19 73

Joseph H. Earle, Jr. (SEAL)
Notary Public for South Carolina.
My Commission Expires: 8/14/79

Cheryl Genable _____ (SEAL)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER Grantee wife of Grantor
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 grantee(s) and the grantee(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 _____

Notary Public for South Carolina. (SEAL)

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