

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MAY 14 5 00 PM '70

KNOW ALL MEN BY THESE PRESENTS, that I, EUGENE P. COFIELD, JR., As Trustee pursuant to Agreement of Trust between Ethel G. Cofield and Eugene P. Cofield, Jr., dated the 9th day of June, 1970,

in consideration of Twenty-six Thousand Five Hundred and no/100ths (\$26,500.00)---- 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 BEN GIBBS LEAPHART, his heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Warner Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 24 on a plat of Property of WADE COTHRAN by Dalton and Neves, Surveyors, dated July, 1927, recorded in the RMC Office for Greenville County, S.C., in Plat Book H, page 163 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 23 and 24 on the southern side of Warner Street, running thence along the southern side of Warner Street, S. 81-15 E., 65 feet to the joint front corner of Lots 24 and 25; thence along the joint line between these said lots S. 9-35 W. 162.5 feet to the joint rear corner with Lots 18 and 19; thence along the joint rear line between Lots 19 and 24, N. 81-15 W., 65 feet to the joint rear corner of Lots 19, 20, 23 and 24; thence along the joint line between Lots 23 and 24, N. 9-35 E., 162.5 feet to the joint front corner of said Lots 23 and 24 on the southern side of Warner Street, the point of beginning.

This is the same property conveyed to the Grantor herein by deed of Ethel G. Cofield, dated June 9th, 1970, recorded in Deed Book 892, page 369, in the RMC Office for Greenville County, South Carolina, and is hereby conveyed subject to rights of way, easements, conditions, public roads (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(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 assigns against the grantor(s) and the grantor'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 14th day of May 19 73.

SIGNED, sealed and delivered in the presence of

*Eugene P. Cofield, Jr.* (SEAL)  
Eugene P. Cofield, Jr., as Trustee  
pursuant to Agreement of Trust (SEAL)  
between Ethel G. Cofield and Eugene P. Cofield, Jr., dated June 9th, 1970 (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of May 19 73.

*C. V. Oyle* (SEAL)  
Notary Public for South Carolina  
My commission expires: 11-18-80

*Jack H. Mitchell III* (SEAL)

UNNECESSARY - GRANTOR SIGNING AS TRUSTEE  
RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }  
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(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  
My commission expires:

RECORDED this day of 19 at M., No.