

TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C. PH 174
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that LEROY WELLS, JR. AND FRANCES B. WELLS

In consideration of TEN DOLLARS AND NO/100 (\$10.00) AND LOVE AND AFFECTION

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JIMMIE LEE WELLS AND CONNIE WELLS, their heirs and assigns, forever:

ALL that piece, parcel or lot of land containing 49/100 of an acre, more or less, lying and situate on the East side of the Old Pelzer to Piedmont Road, in Oaklawn Township, County of Greenville, State of South Carolina, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the east side of the Old Piedmont-Pelzer Road 160 feet from the line of John T. Turner, thence in a northerly or north-easterly direction 250 feet to an iron pin (new corner) in ditch; thence following the center of ditch 85 feet to an iron pin, new corner; thence in a southwesterly direction 250 feet to the center of said road; thence following the center of said road 85 feet to the beginning corner.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights of way and easements which may affect the above described property. — 110-612.3-1-39

This being the same property conveyed to the Grantors herein by deed of Clyde F. Rogers and Margie M. Rogers recorded in Deed Book _____ at Page _____ in the R.M.C. Office for Greenville County, South Carolina.

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 15th day of January, 1974.

SIGNED, sealed and delivered in the presence of:
[Signature] (SEAL) Leroy Wells, Jr. (SEAL)
[Signature] (SEAL) Frances B. Wells (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 15th day of January 1974.

[Signature] (SEAL) [Signature]
Notary Public for South Carolina
My commission expires 1-2-79

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 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this
15th day of January 1974
[Signature] (SEAL) Frances B. Wells
Notary Public for South Carolina
My commission expires 1-4-81