

TITLE TO REAL ESTATE-Offices of Leatherwood, W. T. ... Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE, S. C.

JAN 17 2 47 PM '74

VOL 992 PAGE 402

KNOW ALL MEN BY THESE PRESENTS, that

DONNIE S. TANKERSLEY
CHARLES S. MARTIN

For True Consideration See Affidavit
Book 38 Page 215

in consideration of Ten Dollars (\$10.00) and other valuable consideration Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

CLARENCE B. MARTIN, JR., his heirs and assigns forever:

All the Grantor's undivided one-half (1/2) interest in and to:

All those pieces, parcels or lots of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 109 and part of Lot No. 110 on plat of Traxler Park, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "F", Pages 114-115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Augusta Road, said iron pin being the joint front corner of Lots Nos. 108 and 109, and running thence along the line of said lots, N. 52-29 E. 349 feet to an iron pin in the rear line of Lot No. 153; thence along the rear line of Lots Nos. 153 and 152, S. 54-08 E. 105.75 feet to an iron pin; thence S. 60-28 E. 15.8 feet to an iron pin; thence S. 53-41 W. 385.5 feet to an iron pin on the easterly side of Augusta Road; thence along the easterly side of Augusta Road, N. 36-24 W. 107.5 feet to an iron pin, the point of beginning.

- 519-207-1-52

This is the same property conveyed to Clarence B. Martin, Jr. by deed of Kathryn N. Runk, individually and as executrix of the estate of Riley H. Runk by deed recorded in the RMC Office for Greenville County in Deed Book 831, at Page 431. The said Clarence B. Martin, Jr. conveyed a one-half interest to Charles S. Martin by deed dated March 26, 1969 and recorded in the RMC Office for Greenville County in Deed Book 865 at Page 625.

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 14 day of January, 1974

SIGNED, sealed and delivered in the presence of:

Charles S. Martin (SEAL)
James J. Martin (SEAL)
Samuel A. Quattlebaum (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 14 day of January, 1974

Charlotte S. Phillips (SEAL) Samuel A. Quattlebaum (SEAL)
Notary Public for South Carolina
My commission expires: 10-16-83

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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

14 day of January, 1974
Charlotte S. Phillips (SEAL) James J. Martin
Notary Public for South Carolina
My commission expires: 10-16-83

RECORDED this day of JAN 17 1974 at M., No. 17970