

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Laurie B. Koch, of Sandy, Oregon

Greenville County
8.80

In consideration of Eight Thousand and No/100 (\$8,000.00)-----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 Joe W. Kelly, his heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements located thereon, situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat of property of Laurie Koch and Harold Lee, Jr., prepared by C. O. Riddle, R. L. S. dated November 1970, containing 1.61 acres, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Hammond Road at the corner of tract containing 1.62 acres and running thence with the line of said tract, S. 83-03 E. 479.5 feet to an iron pin; thence N. 6-11 E. 143.75 feet to an iron pin; running thence N. 82-19 W. 475.7 feet to a nail in the center of Hammond Road; thence with the center of Hammond Road, S. 7-41 W. 150 feet to the point of beginning.

ALSO: The grantor herein grants unto the grantee, his heirs and assigns, an easement appurtenant for the use of that certain septic tank and lateral line which is located on adjacent property owned by the grantor designated as a 1.62 acre tract on a plat by C. O. Riddle, R. L. S. in November 1970, said plat being recorded in the Office of the R. M. C. for Greenville County in Plat Book 4H at Page 143. The septic tank and the easement for use of which is hereby granted, is shown on the aforementioned plat. Nothing herein shall be construed, however, so as to permit the grantee, his heirs and assigns, to have any use of the aforementioned adjacent lot other than the use of the septic tank and lateral lines thereon. This easement for the use of said septic tank and lateral line shall run with and inure to the benefit of that lot hereinabove conveyed to the grantee.

RESERVATION: The grantor herein reserves unto herself, her heirs and assigns, an (continued on back page)

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 17 day of February, 19 74

SIGNED, sealed and delivered in the presence of:

Laurie B Koch (SEAL)
Laurie B. Koch

Mona Richards
Wray Speck

(SEAL)
(SEAL)
(SEAL)
SOUTH CAROLINA
10 DOLLARS
5 DOLLARS
1 DOLLAR

OREGON
STATE OF SOUTH CAROLINA
COUNTY OF CLACKAMAS

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(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 19 day of February, 19 74

George J. Howler (SEAL)
Notary Public for South Carolina, Oregon
MY COMMISSION EXPIRES: October 12, 1977

Wray Speck

NOT NECESSARY - WOMAN GRANTOR

STATE OF SOUTH CAROLINA
COUNTY OF

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)' 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 19 day of

(SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES:
RECORDED this 13 day of MAR 13 1974 10 at M. No.

(CONTINUED ON NEXT PAGE)

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