

KNOW ALL MEN BY THESE PRESENTS, that we, HARRISON COGGINS and ALBERT COGGINS,

Greenville County
Stamps
Paid \$ 4.95
Act No. 350 Sec. 1

in consideration of FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$4,500.00) ----- 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 JAMES F. ROBERTS and HILDA R. ROBERTS, their heirs and assigns forever,

All those certain pieces, parcels or lots of land in Saluda Township, Greenville County, Marietta, S. C., containing in the aggregate five and one-third (5 1/3) acres, more or less, and fronting on Tugaloo Road, being more particularly described as follows:

BEGINNING on R.O., thence running S. 22 W. 141.24 feet to an iron pin; thence N. 45 1/2 W. 43.5 feet to an iron pin on road; thence N. 23 E. 139.21 feet to an iron pin on said road; thence S. 45 E. 38.94 feet to beginning corner and containing 1/10 of an acre, more or less.

ALSO, BEGINNING on a Red Oak, thence running N. 22 E. 242.22 feet to an iron pin; thence N. 68 W. 36.3 feet to center of road; thence with said road, S. 25 W. 219.12 feet to an iron pin in road; thence S. 45 E. 54.7 feet to beginning corner and containing 19/100 of an acre, more or less.

ALSO, BEGINNING on iron pin G. W. Owens corner; thence running S. 68 E. 418.4 feet to iron pin; thence S. 28 W. 562.98 feet to iron pin; thence N. 78 W. 35.9 feet to a stone OM.; thence N. 22 E. 617.1 feet to the beginning corner and containing 5.05 acres, more or less.

The above-described property being the same conveyed to Laura Coggins by deed of C. B. Moore recorded in the R.M.C. Office for Greenville County, S. C., in Deeds Volume 270, at Page 183, the said Laura Coggins having died testate with the Grantors herein as her devisees, as will appear by reference to Probate File 12, Apt. 1266.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

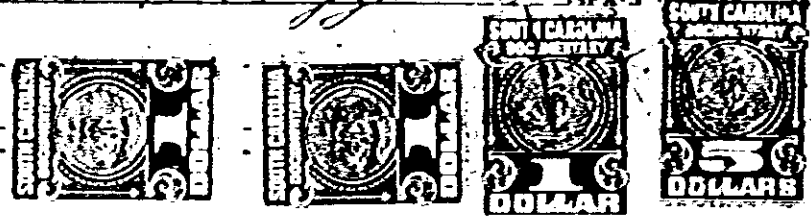
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s) heirs or successors and assigns forever. And, 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 16th day of May, 1974.

SIGNED, sealed and delivered in the presence of:

Benny R. Muller, Sr.
Alvin S. Anderson

Harrison Coggins (SEAL)
Albert H. Coggins (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)'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 16th day of May, 1974.

Alvin S. Anderson (SEAL)
Notary Public for South Carolina.

Benny R. Muller, Sr.

My Commission Expires 7/21/77

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

16 day of May, 1974.
Benny R. Muller, Sr. (SEAL)
Notary Public for South Carolina.

Ruth Coggins
Albert H. Coggins

My comm. exp.: Nov. 14, 1983
RECORDED this 10 day of MAY 17 1974 M., No. 23156

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