

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 15 11 18 AM '74

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Richard A. Powell

in consideration of - - - - - Sixteen thousand four hundred fifty - - - - - (\$16,450.00) - - - 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 Joseph Fleming and Geneva P. Fleming, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the South side of Pleasant Ridge Avenue, in the City and County of Greenville, State of South Carolina, being shown and designated as Lot 126 on a Plat of PLEASANT VALLEY, Section 1, made by Dalton & Neves, April, 1946, recorded in the R.M.C. Office for Greenville County in Plat Book P, at Page 93, and having, according to said plat, the following metes and bounds, to wit:

- 519 - 222.3 - 10 - 3

BEGINNING at an iron pin on the Southern side of Pleasant Ridge Avenue at the joint front corner of Lots 126 and 127 and running thence along the joint line of said Lots S 00-08 W 160 feet to an iron pin; thence N 82-52 W 60 feet to an iron pin; thence along the joint line of Lots 125 and 126 N 00-08 E 160 feet to an iron pin on the Southern side of Pleasant Ridge Avenue; thence along said Avenue S 89-52 E 60 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to the Grantor herein by deed of Earl C. Cass dated November 18, 1948, and recorded in the R.M.C. Office for Greenville County in Deed Book 365, at Page 258.



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 12th day of July 19 74.

SIGNED, sealed and delivered in the presence of

*John B. Mann*  
*Ruth Drake*

*Richard A. Powell* (SEAL)  
Richard A. Powell

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (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 12th day of July 19 74.

*John B. Mann* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/19/79

*Ruth Drake*

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 15th

*John B. Mann* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/19/79

*Calvin L. Powell*

RECORDED this 15th day of JUL 15 1974 at M. No. 1382

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