

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Known All Men by These Presents:

That EDWARD P. FLASPOEHLER hereafter referred to as Grantor, in consideration of the sum of TWENTY-FIVE THOUSAND SEVEN HUNDRED AND NO/100 (\$25,700.00)----- DOLLARS, paid to Grantor by BILLY C. MARTIN hereafter referred to as Grantee, at and before the making of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his Heirs and Assigns, forever:

ALL those certain pieces, parcels or lots of land in Greenville County, State of South Carolina, situate on the northern side of Potomac Avenue in the City of Greenville, being known and designated as Lots Nos. 188 and 189 on a plat of Pleasant Valley, recorded in the R. M. C. Office for Greenville County in Plat Book P, at Page 88-94, and having, according to that plat and a more recent plat entitled "Property of Billy C. Martin", made by James R. Freeland, R.L.S., December 16, 1974, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Potomac Avenue, at the joint front corner of Lots #187 and 188, said pin being 350 feet, more or less, in a westerly direction from the intersection of Panama Avenue and Potomac Avenue, and running thence with the line of Lot #187, N. 00-08 W. 160 feet to iron pin; thence S. 89-52 W. 120 feet to an iron pin, corner of Lot #190; thence with the line of Lot #190, S. 00-08 E. 160 feet to iron pin on Potomac Avenue; thence with the northern side of Potomac Avenue, N. 89-52 E. 120 feet to the point of beginning.

The above described property is conveyed subject to those Protective Covenants applicable to Pleasant Valley, of record in said R. M. C. Office in Deed Book 301, at Page 60, as amended by Amendment To Protective Covenants - Pleasant Valley, recorded in said R. M. C. Office in Deed Book 367, at Page 106, and such easements or rights-of-way reserved therein.

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The above described property is the same conveyed to the Grantor by the deed of Lydia V. Miller, recorded in said R. M. C. Office in Deed Book 633, at Page 396.



Greenville County
Stamps
Paid \$ 28.60
Act No. 380 Sec. 1

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 19th day of December, 1974.

Edward P. Flaspohler (Seal)

Signed, Sealed and Delivered in the Presence of

Jim Bruce (Seal)

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

19th day of December, 1974

Jim Bruce (Seal)
Notary Public for South Carolina

My Commission expires ~~XXXXXX~~ 6-10-80.

Carol Hester

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Julia B. Flaspohler wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

19th day of December, 1974

Jim Bruce (Seal)
Notary Public for South Carolina

My Commission expires ~~XXXXXX~~ 6-10-80.

Julia B. Flaspohler

Recorded this day of DEC 19 1974 at 3:58 P. M. No. 1570

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