

Vol 1014 p. 823

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, Warren B. Rogers and Alyne M. Rogers,

in consideration of Thirteen Thousand Nine Hundred Fifty and 00/100 (\$13,950.00) 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 Berkley Talmadge Fleming and Marjorie D. Fleming, their heirs and
assigns forever.

All that piece, parcel or lot of land, with all improvements thereon, located,
lying and being in the City of Greenville, Greenville County, South Carolina,
shown and designated as Lot No. 5 on plat entitled "Marshall Estates" dated
May, 1932, prepared by Dalton & Neves, recorded in the RMC Office for Greenville
County in Plat Book H at Page 253, and having, according to said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Central Avenue 200 feet east of
Marshall Avenue and running thence N. 41-54 W. 140 feet to an iron pin; thence
N. 48-06 E. 60 feet to an iron pin at the corner of Lot 6; thence with the line
of said lot, S. 37-48 E. 140.3 feet to an iron pin on Central Avenue; thence
with the western side of Central Avenue, S. 48-06 W. 50 feet to the point of
beginning. - 500 - 12 - 1 - 13.14

The property herein conveyed is the same property conveyed to the grantors
herein by deed dated July 10, 1974 and recorded in the RMC Office for Greenville
County in Deed Book 1003 at Page 349, and is hereby conveyed subject to easements,
conditions, covenants, restrictions or rights of way which are a matter of
record and actually existing on the ground affecting the above described
property.

The grantees assume and agree to pay City of Greenville and Greenville County
property taxes for the tax year 1975 and subsequent years.

together with all and singular the rights, powers, hereditaments and appurtenances to said premises belonged 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 hereby bind the grantor(s) and the gran-
tor(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 20 day of February 1975

SIGNED, sealed and delivered in the presence of Warren B. Rogers (SEAL)

Jackie W. Reeves (SEAL)

<u>Jackie W. Reeves</u>	Greenville County				
	Stamps Fees 15.40				
	Act No. 350 Sec 1				

PROBATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 sub-
scribed above witnessed the execution thereof.

SWORN to before me this 20 day of February 1975
Daniel B. Wack (SEAL)

Notary Public for South Carolina
My commission expires: 9/16/80

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 under-
signed 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 20 day of February 1975
Alyne M. Rogers

Daniel B. Wack (SEAL)

Notary Public for South Carolina
My commission expires: 9/16/80

RECORDED this day of FEB 20, 1975, at 4:51 P. M., No. 19511

0823

4328 RV-2