

GREENVILLE

TITLE TO REAL ESTATE-Prepared by Grover S. Parnell, Jr., Attorney at Law, Greenville. S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
KNOW ALL MEN BY THESE PRESENTS, that JAMES H. POTEAT

in consideration of Ten and no/100 (\$10.00)----- 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 MARY ANN POTEAT, Her heirs and assigns, forever:

ALL my undivided one-half interest of that certain lot of land lying near the town of Simpsonville, County of Greenville, State of South Carolina, and being shown as a portion of a ten (10) acre tract on a Plat of property of Milton Mahaffey by C. O. Riddle, dated November, 1963, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwestern most corner of a Tract of land previously conveyed to James Toy Cox, and running thence along a 12 ft. right-of-way for ingress and egress, which separates this property from that of Austin Brashier, N. 54-13 E., 125.4 ft. to an iron pin; thence running 14 ft. from the Austin Brashier line continuing the 14 ft. right-of-way easement, but parallel with the Brashier line, N. 1-03 E. 57.9 ft. to an iron pin; thence S. 80-07 E., 199.8 ft., more or less, to an iron pin; thence S. 9-53 W., 145.6 ft., more or less, to an iron pin joint rear corner, property of James Toy Cox; thence along the Cox line, N. 80-07 W., 247.2 ft. to an iron pin at the point of the beginning.

THIS property is conveyed subject to easements, rights-of-way and restrictions of record.

- 120 - 5 - 1 - 12.3

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 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 18 day of June 19 75

SIGNED, sealed and delivered in the presence of:  
James H. Poteat (SEAL)  
James H. Poteat (SEAL)  
Grover S. Parnell, Jr. (SEAL)  
Grover S. Parnell, Jr. (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
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 subscribed above witnessed the execution thereof.  
SWORN to before me this 18 day of June 19 75  
Grover S. Parnell, Jr. (SEAL)  
Notary Public for South Carolina  
My Commission Expires 5/15/80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY  
COUNTY OF }  
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  
day of 19  
(SEAL)  
Notary Public for South Carolina.

RECORDED this day of AUG 5 1975 at 9:37 A. M. No. 605

9269

4328 RV-2