

FILED

TITLE OF REAL ESTATE-Cheros and Greenville, S. C.

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STATE OF SOUTH CAROLINA AUG 4 12 10 PM '76
COUNTY OF GREENVILLE DOMINIE S. TANKERSLEY R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that J.M. Coleman and Mary M. Coleman

in consideration of Thirty-five Thousand and no/100----- 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 Henry L. Benbow and Ina K. Benbow, their heirs and assigns, forever:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, lying on the southeastern side of Drewry Road and Crafton Street, near the City of Greenville, and being known as Lot 37 of Section I, Avondale Forest, plat of which is recorded in Plat Book RR at Page 187 in the RMC Office for Greenville County and being more fully described as follows:

BEGINNING at an iron pin on the southern side of Crafton Street, joint front corner of Lots 36 & 37 and running thence, N 41-16 W 108.9 feet to an iron pin at the intersection of Crafton Street and Drewry Road, which intersection is curved, the chord of which is, N 78-16 W 40 feet to an iron pin on the eastern side of Drewry Road; thence, S 64-43 W 129.6 feet to an iron pin at the corner of Lots 37 & 38; thence, S 40-45 E 176.6 feet to an iron pin at the rear corner of Lots 36 & 37; thence, N 48-44 E 150 feet to the beginning point.

-276-T341-6-5

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said lot.

This is the same property conveyed to the Grantors by deed recorded in Deed Book 998, at Page 770, RMC Office for Greenville County, by Billy J. Wilson recorded May 13, 1974 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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 13 day of February 19 76.

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of John Michael Coleman and Mary M. Coleman with notary seals and witness signatures.

STATE OF SOUTH CAROLINA TEXAS PROBATE
COUNTY OF GREENVILLE Harris

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13 day of February 19 76.

Notary Public for South Carolina Texas
My commission expires: 6-1-77

STATE OF SOUTH CAROLINA TEXAS RENUNCIATION OF DOWER
COUNTY OF GREENVILLE Harris

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, 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
13 day of February 19 76.
Notary Public for South Carolina Texas
My commission expires: 6-1-1977

RECORDED this AUG 4 1978 day of 19 76, at 12:10 P. M., No. 3435

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