

(NTC)

FILED GREENVILLE CO. S.C. VOL 1041 PAGE 77

TITLE TO REAL ESTATE - Prepared by SIDNEY L. WALLACE, ATTORNEY AT LAW, 215 QUINCY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina
COUNTY OF GREENVILLE

3 33 PM '76
DONNIE S. TANKERSLEY
R.M.C.

Know All Men by These Presents:

That I, James T. Latimer, reserving unto myself a life estate in the premises below described, in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00)-----DOLLARS.

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) SALENA V. MEARDY, the remainder in the following described property, subject to the life estate in the same retained by James T. Latimer:

All that certain piece, parcel, or lot of land with the buildings and improvements thereon situate, lying, and being on the southeast side of Phillips Lane in the City of Greenville, County of Greenville, State of South Carolina, being shown as the greater portion of Lot 9 on plat of Property of T. F. Huguenin and J. T. Douglas made by Haskell H. Martin, November 28, 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book "Q", Page 200, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the southeast side of Phillips Lane at joint front corner of Lots 8 and 9, said pin also being 887.4 feet in a southwesterly direction from the point where the southeast side of Phillips Lane intersects with the southwest side of Augusta Road, and running thence along line of Lot 8, S. 42-49 E. 153.8 feet to an iron pin; thence S. 47-11 W. 65 feet to an iron pin, said pin being 5 feet in a northeasterly direction from the joint rear corner of Lots 9 and 10; thence running through Lot 9, N. 42-49 W. 153.8 feet to an iron pin on the southeast side of Phillips Lane, said pin being five feet in a northeasterly direction from the joint front corner of Lots 9 and 10; thence along the southeast side of Phillips Lane, N. 47-11 E. 65 feet to the beginning corner.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is the identical property heretofore conveyed to the grantor by deed of Marion L. Wallace and Madero L. Wallace, dated 17 January 1972, recorded 18 January 1972, RMC Office for Greenville County, S. C., in Deed Book 934, at Page 79.

The within conveyance includes any and all personal effects remaining on said premises at the death of James T. Latimer.

GRANTEE'S ADDRESS IS: 325 General Gage Road, Virginia Beach, Virginia 23462. 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(s) hereinabove named, and the Grantee's(s') Heirs or Successors and Assigns forever, subject to the life estate retained by grantor.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 11th day of August, 1976

Signed, Sealed and Delivered in the Presence of
[Signature]
[Signature]

James T. Latimer (Seal)

_____ (Seal)

State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me 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 11th day of August, A. D., 1976

[Signature] (Seal)
Notary Public for South Carolina
Expires October 20, 1978

Barbara B. [Signature]

State of South Carolina
COUNTY OF GREENVILLE

"GRANTOR IS A WIDOWER"
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____, A. D., 19____ (Seal)

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____
Recorded this _____ day of AUG 11 1976, at 3:33 P.M. No. 4092

4328 RV-2