

TITLE TO REAL ESTATE Prepared by SIDNEY GREENVILLE CO. S.C. AT LAW, 114 MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina 11 13 33 PM '76

COUNTY OF GREENVILLE DONNIE S. YANKERSLEY R.H.C.

Know All Men by These Presents:

That I, Van C. Artherton, in the State aforesaid, in consideration of the sum of Eighty Thousand and No/100 (\$80,000.00) 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) DAVID HAL DOUGLAS AND JOYCE C. DOUGLAS, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or tract of land in the County of Greenville, State of South Carolina, on the southwesterly side of Geer Highway, and being shown on a plat of Property of B. E. Geer, prepared by R. E. Dalton, Engineer, March, 1925, and having, according to said plat the following metes and bounds, to wit: BEGINNING at a point in the center of Geer Highway at corner of property of C. C. Geer, and running thence along Geer property, S. 34-45 W. 315.48 feet to a double chestnut; thence still along Geer line, S. 0-10 E. 910.8 feet to a rock in line of property now or formerly of Sue C. Mills; thence with said Mills property, N. 53-38 W. 1816.98 feet to a stake in Raven Cliff Road at corner of lands now or formerly of Haynsworth; thence along said Road the following courses and distances: S. 76-30 E. 104.94 feet to a stake; thence N. 67-45 E. 206.58 feet to a stake; thence N. 82-20 E. 81.84 feet to a stake; thence N. 69-10 E. 157.74 feet to a stake; thence S. 49-00 E. 158.4 feet to a stake; thence leaving said Road and running N. 27-50 E. 359.04 feet to a stake; thence N. 20-50 E. 248.82 feet to an iron pin on the southerly edge of Geer Highway; thence with the Geer Highway in a southeasterly direction 554.4 feet, more or less, to the point of BEGINNING. The within is a portion of the property heretofore conveyed to Charles F. Reed and Van C. Artherton, by deed of Sarah Geer Gayle and John M. Geer, as Trustees under will of Rena Rice Geer, said deed being recorded in the RMC Office for Greenville County, S. C., on September 1, 1964, in Deed Book 756, at Page 481. Charles F. Reed died testate 14 May 1975, devising his interest in said property to the grantor herein. SEE Probate files for Greenville County, Apartment 1371, File 22.

The within conveyance is subject to rights-of-way, utility easements, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises, and is also subject to the rights of way of Geer Highway and Raven Cliff Road. (Continued)

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.

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 9th day of August, 1976 Van C. Artherton (Seal)

Signed, Sealed and Delivered in the Presence of Barbara D. Wayne

Greenville County 88.00 Act No. 200-1



State of South Carolina COUNTY OF GREENVILLE Sworn to before me this 9th day of August, A. D., 1976 Notary Public for South Carolina Commission Expires October 20, 1979

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.

Barbara D. Wayne (Seal)

State of South Carolina COUNTY OF GREENVILLE GIVEN under my hand and seal this 9th day of August, A. D., 1976 Notary Public for South Carolina Commission Expires October 20, 1979 Canceled documentary stamps attached: S. C. U. S. Recorded this day of

"GRANTOR IS UNMARRIED" 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.

(CONTINUED ON NEXT PAGE)

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