

(ntc)

TITLE TO REAL ESTATE-Prepared by SIGNATURE SERVICE, GREENVILLE, S.C. LAW, 111 MANLY STREET, GREENVILLE, SOUTH CAROLINA

FILED
GREENVILLE, S.C.
13 12/40 PM '76
DONNIE S. TANKERSLEY
R.M.C.

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State of South Carolina

COUNTY OF GREENVILLE

That I, H. B. Rhodes,

Know All Men by These Presents:

in the State aforesaid,
in consideration of the sum of One and No/100 (\$1.00) Dollar, love and affection, ~~XXXXXX~~

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) HULON B. RHODES, JR., HIS HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or tract of land in the County of Greenville, State of South Carolina, in Oaklawn Township, containing 3.05 acres, more or less, and being shown on plat of Property of H. B. Rhodes, prepared by John C. Smith, RLS, July 15, 1976, and having, according to said plat, the following metes and bounds, to wit:
BEGINNING at an iron pin in line of Property of Mears, said iron pin being S. 59-33 E. 290.4 feet from a nail and cap in the center of Road No. S 23-52, and running thence from said iron pin, N. 30-27 E. 365 feet to an iron pin; running thence S. 59-33 E. 365 feet to an iron pin; thence S. 30-27 W. 365 feet; thence N. 59-33 W. 365 feet to the point of BEGINNING.

Together with a right of way over a 20 foot strip as shown on above referenced plat for the purpose of ingress and egress, said 20 foot strip being described as follows:
BEGINNING at a nail and cap in center line of Road No. S 23-52, and running thence S. 59-33 E. 290.4 feet to an iron pin at corner of property above conveyed to grantee and running thence N. 30-27 E. 20 feet; running thence N. 59-33 W. 306 feet to a point in Road No. S 23-52; running thence along center line of said Road S. 7-30 E. 25.4 feet to the point of BEGINNING.

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 a portion of the property heretofore conveyed to the grantor by deed of Annie S. Tassej McAbee, dated 4 November 1947, recorded 7 November 1947, RMC Office for Greenville County, S. C., in Deed Book 326, at Page 195.

Grantee's mailing address is: Route #3, Box 30, Pelzer, South Carolina 29669.

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

H. B. Rhodes (Seal)

Signed, Sealed and Delivered in the Presence of
Barbara D. Payne (Seal)

State of South Carolina

COUNTY OF GREENVILLE

-110-612.3-1-23.3
OUT OF 612.3-1-23

(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 9th day of August, A. D., 1976

Barbara D. Payne (Seal)
Notary Public for South Carolina Commission Expires October 20, 1979

Barbara D. Payne (Seal)

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 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 9th day of August, A. D., 1976

Barbara D. Payne (Seal)
Notary Public for South Carolina Commission Expires October 20, 1979

Elizabeth D. Rhodes (Seal)

Cancelled documentary stamps attached S.C. 20, 1979
Recorded this 1-4 day of AUG 13 1976 at 12:40 P.M. No. 4293
612.3-1-23

4328 RV-2