

2303 Exley Bridge Rd.
Greenville, S.C.

Thomas M. Patrick, Jr.

FILED
GREENVILLE CO. S. C.

VOL 1041 PAGE 663

TITLE TO REAL ESTATE- Attorneys at Law, 1306 E. Washington St., Greenville, South Carolina

AUG 23 4 10 PM '76

DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Irene B. Teaster

In consideration of Three Thousand Three Hundred and No/100 (\$3,300.00)-----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 Wade Olin Frazier and Faye B. Frazier, their heirs and assigns, forever:

ALL those two pieces, parcels, or lots of land in the State of South Carolina, County of Greenville, as shown on Plat Book "J", page 259 as a part of the estate of J. Rowley Yown, which plat was made by W. J. Riddle, from which the following description is taken (the description includes all of Lot 30 and an eastern portion of Lot 29): BEGINNING AT a point on the rear lot line of Lots 18 and 29, which point is 50 feet from the joint rear corner of Lots 17, 18, 29, and 30 and running thence through Lot 29, N. 60-00 E. to a point in the front line of Lot 29 on Julian Avenue, which point is 50 feet from the joint front corner of Lots 29 and 30; thence along Julian Avenue S. 31-05 E., 50 feet into the joint corner of Lots 29 and 30; thence continuing along Julian Avenue the same bearing 105 feet to the corner of Lot 30, at the intersection of Julian Avenue and Springfield Street; thence along the edge of Springfield Street (also known as Best Drive) S. 60-00 W., 188 feet to the joint rear corner of Lots 17 and 30 on the right of way of Springfield Street; thence with the rear line of Lot 30 and a portion of Lot 29, N. 31-05 W. 155 feet to the point of beginning.

DERIVATION: Deed to W. L. Teaster, Deed Book 271, at page 368, recorded January 29, 1945 and Will of W. L. Teaster found in Apt. 1402, File 5 in the office of the Probate Court for Greenville County. - 164 - 242.2 - 3 - 10 & 9

It is understood and agreed that Grantee herein will pay taxes for the year 1976.



700
Greenville County
S. C.
Pay \$ 385
Act No. 380 Sec. 1

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 20th day of August 1976.

SIGNED, sealed and delivered in the presence of:

Irene B. Teaster (SEAL)
Irene B. Teaster

[Signature] (SEAL)
Cynthia D. Ballew (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of August 1976.

[Signature] (SEAL)
Notary Public for South Carolina.

Cynthia D. Ballew
Cynthia D. Ballew

My Commission Expires

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

NONE NECESSARY
FEMALE GRAN'TOR

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

Notary Public for South Carolina.

My Commission Expires

RECORDED this day of AUG 23 1976 at 4:10 P. M. No. 5191

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