

MTC

TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C.  
Purchasers address: Rt. 1, Woodruff, S. C. 29388  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

SEP 22 12 27 PM '76

DEANE H. TAYNERSLEY  
NOTARY PUBLIC

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KNOW ALL MEN BY THESE PRESENTS, that EFFIE O. JENKINS

in consideration of -----FIVE (\$5.00) DOLLARS AND LOVE AND AFFECTION----- 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

FRANCES SMITH THACKSTON, her heirs and assigns forever:

All that certain piece, parcel or tract of land in Greenville County, South Carolina, being located on the Westerly side of Berry Road and having, according to plat entitled "Survey for Frances Smith Thackston, dated August 31, 1976, prepared by Carolina Surveying Company, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the Southeasterly side of Berry Road, which iron pin is located 722.8 feet Southeast of the intersection of Old Hundred Road and Berry Road and which iron pin is also located N. 63-45 E., 22.5 feet from iron pin and running thence with Berry Road S. 41-02 E., 295.7 feet to an old railroad spike; thence with line of property, now or formerly of Charles S. Cox, Jr. and Faye E. Cox, S. 68-30 W., 1080.7 feet to an old iron pin; thence with line of property, now or formerly of James C. Alverson Estate, N. 48-02 W., 214.7 feet to an iron pin; thence along property, now or formerly, of Bobby Ray Patton and Effie Owens Jenkins N. 63-45 E., 1081.5 feet to the beginning corner.

Subject to general public utilities easements and rights of way as shown of record or on the plats.

This being a portion of the property owned by J. M. Jenkins at the time of his death, testate, on January 7, 1976, and under the terms of his Will filed in the Probate Court for Greenville County in Apartment 1409, File 6, the said J. M. Jenkins devised all of his property to the grantor herein Effie O. Jenkins.

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586.2 - 1 - 12

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 22 day of September, 1976.  
SIGNED, sealed and delivered in the presence of:  
Effie O. Jenkins (SEAL)  
Effie O. Jenkins (SEAL)  
Anne S. Alverson (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }

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

SWORN to before me this 22 day of September 1976.  
Edward P. [Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires: 8-12-78

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } NO RENUNCIATION OF DOWER  
GRANTOR A WOMAN

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 \_\_\_\_\_ 197\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.  
My commission expires \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of SEP 22 1976 19\_\_\_\_ at 12:27 P. M. No. 7993  
1-4 586.2-1-12

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