

2605 Augusta Rd
Greenville S.C.
GREENVILLE CO. S.C.
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that I, C. H. LOFTIS,

in consideration of ELEVEN THOUSAND AND NO/100 (\$11,000.00) ----- 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 BERNICE G. HENDERSON, Her Heirs and Assigns, Forever:

ALL that piece, parcel or lot of land with all improvements thereon in Gantt Township, Greenville County, State of South Carolina, on East side of Augusta Road and known as Lot 5 of Unit 1 of Pine Crest Farms as shown on plat recorded in RMC Office for Greenville County in Plat Book J, page 47, described as follows

BEGINNING at iron pin at intersection of Augusta Road and Pine Crest Drive and running thence with Pine Crest Drive S. 86-35 E. 209 feet to corner of Lot 6; thence S. 0-38 E. 104.5 feet to iron pin, joint corner of Lots 4, 5, 6 and 7; thence with line of Lot 4, N. 86-35 W. 209 feet to iron pin on Augusta Road; thence with Augusta Road N. 0-38 W. 104.5 feet to beginning corner. Being same property conveyed to Grantor by James Grady & Theresa Revis, May 12, 1945, in Book 275, page 271, recorded May 12, 1945.

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It is intention of Grantor to convey all of his interest in a contract dated March 3, 1955, by and between L. C. Payne, Leonard Boiter & C. H. Loftis, said agreement being as follows: - 155 - 398 - 8 - 6

1. That we are joint ownership in a two inch water line extending from Augusta Road down Pinecrest Drive beyond property of Melvin Payne.
2. That it is in agreement with each of the undersigned that at any time either party is at liberty to tap to this line for water lines to his property.
3. That at any time any other person other than the party holding title to this property now being owned by the undersigned must have signature of all 3 owners.
4. If at any time this property is deeded to another party or heir of either of the three parties undersigned, the person holding deed to said property holds the agreement of same manner as stated above.

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The above conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

TAXES for 1976 to be paid by Grantor, C.H. Loftis.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 25th day of October 1976

SIGNED, sealed and delivered in the presence of: C.H. Loftis (SEAL)

Bernadine Welch
Julius E. Opler

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ OCT 29 1976
P.B. 19811
12.10

STATE OF SOUTH CAROLINA }
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 25th day of October 19 76.

Julius E. Opler (SEAL)
Notary Public for South Carolina.
My commission expires July 14, 1977

Bernadine Welch

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT 29 1976
22.00

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) 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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 25th day of October 19 76

Julius E. Opler (SEAL)
Notary Public for South Carolina.
My commission expires July 14, 1977

Marg E Loftis

RECORDED this day of OCT 29 1976 19 at 2:31 P. M., No. 11837

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