

FILED

GREENVILLE, S.C.

TITLE TO REAL ESTATE - INDIVIDUAL FORM - DEED

STATE OF SOUTH CAROLINA

Dec 13 11 08 AM '76

209 Brockman Avenue
Greenville, S. C. 29609

COUNTY OF GREENVILLE

GONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, RAY W. BAYNE

in consideration of THIRTEEN THOUSAND AND NO/100 ----- (\$13,000.00) - 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 ALVIN CHARLES LAND, his heirs and assigns forever:

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ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Brockman Avenue, in Greenville County, South Carolina, being known and designated as the greater portion of Lot No. 24 on a plat of Suburban Land Company made by W. A. Adams, dated August 25, 1911, recorded in Plat Book A, pages 510-511, and having according to a more recent plat thereof entitled, Property of Alvin Charles Land, made by Freeland & Associates, Engrs., dated December 3, 1976, recorded in Plat Book 5-2, page 22, the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the western side of Brockman Avenue, said iron pin being located 212 feet more or less in a northerly direction from the intersection of Young Street with Brockman Avenue, and running thence N. 69-30 W., 149.6 feet to an iron pin; thence N. 57-05 W., 33.9 feet to an iron pin at the corner of Lots Nos. 16 and 17; thence along the common line of Lots Nos. 17 and 24, N. 25-05 E., 67.1 feet to an iron pin; thence S. 64-32 E., 165.8 feet to an iron pin on the western side of Brockman Avenue; thence along the western side of Brockman Avenue, S. 10-08 W., 61.0 feet to an iron pin, the point of BEGINNING.

-235-163-5-8

The above described property is the same conveyed to the grantor herein by deed of W. N. Leslie, Inc., recorded June 5, 1964 in Deed Book 750 at page 359, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee herein agrees and assumes to pay Greenville County property taxes for the tax year 1977 and subsequent years.

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 assigns against the grantor(s) and the grantor'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 10th day of December 19 76

Signatures sealed and delivered in the presence of:

John H. Mitchell III (SEAL) *Ray W. Bayne* (SEAL)
Aileen S. Tankersley 26.00 (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(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 10th day of December 19 76

Aileen S. Tankersley (SEAL) *John H. Mitchell III*
Notary Public for South Carolina 11-21-84
My commission expires:

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

GRANTOR UNMARRIED

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 10th day of December 19 76

Notary Public for South Carolina
My commission expires: 11-21-84

RECORDED this day of
RECORDED DEC 13 '76 At 11:08 AM

GREENVILLE COUNTY
DOCUMENTARY TAX
20.00
DEC 13 '76

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
14.30
DEC 13 '76

M. No. 15854

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