

Rt 3, Pelzer, S.C

FILED
GREENVILLE CO. S. C.

JAN 19 4 06 PM '77

VOL 1049 PAGE 878

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
P.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, R. Kenneth Cobb

in consideration of One Dollar (\$1.00) and the premises set forth below ----- Release

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto J. Cecil Alverson and Dorothy S. Alverson, their heirs and assigns forever: All my right, title and interest in and to:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as 1-A on property of Roy W. Boggess, as shown on plat of the same made by Jones Engineering Service November 6, 1972, and having according to said survey the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Woodville Pelzer Road at corner of property now or formerly of J. H. Alverson and running thence along edge of Woodville Pelzer Road, N. 84-55 W. 90 feet to an iron pin; running thence N. 2-33 E. 225 feet to an iron pin; thence N. 2-13 E. 92 feet; thence N. 53-04 E. 118.3 feet to an iron pin; running thence S. 2-33 W. 396.3 feet to an iron pin on right of way of Woodville Pelzer Road, the beginning corner.

THIS IS A CORRECTIVE DEED: Heretofore, the grantor conveyed to the grantees a portion of the above property, as shown by deed dated June 24, 1976, and recorded June 25, 1976, in Greenville County Deed Book 1038 at Page 661. A misunderstanding had arisen between the parties, the grantees thinking that they would receive the total property above described. Litigation ensued in the Greenville County Court, and by jury verdict on January 6, 1977, specific performance was ordered directing the grantor to convey the entire lot, it being determined that that had been the agreement between the parties. This deed is executed pursuant to that decree of specific performance.

This being the identical property conveyed to the grantor herein by deed of Roy W. Boggess, dated November 30, 1972, and recorded December 6, 1972, in Greenville County Deed Book 962 at Page 279.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

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The Grantees' mailing address is: Route # 3, Pelzer, S. C. 29669

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 13 day of January 1977

SIGNED, sealed and delivered in the presence of

Kathryn D. Cunningham
Will B. Long Jr.

R. Kenneth Cobb (SEAL)
R. Kenneth Cobb (SEAL)

PROBATE

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 13 day of January 1977

Kathryn D. Cunningham (SEAL)
Notary Public for South Carolina

Will B. Long Jr.

My commission expires 3/15/82

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)'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

13 day of January 1977

Kathryn D. Cunningham (SEAL)
Notary Public for South Carolina

Nancy W. Cobb
Nancy W. Cobb

My commission expires 3/15/82

RECORDED this JAN 19 1977 at 4:06 P. M. No. 10019

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RECORDED

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