

106 Mauldin Cycle
 Mauldin, S.C.
 TITLE TO REAL ESTATE - RILEY & DUNCAN, Attorneys at Law, 218 Henrietta Street, Greenville, S. C.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 FILED
 GREENVILLE CO. S. C.
 11 15 AM '77
 J. STANLEY
 R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that

VAN P. MONTEITH

In consideration of -----THIRTEEN THOUSAND SEVEN HUNDRED NINETY-TWO AND 50/100 (\$13,792.50)----- 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

LOUCIOUS V. COBB and MARY L. COBB, their heirs and assigns forever:

All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being shown on plat of property of Loucious V. and Mary L. Cobb, dated January 19, 1977, prepared by J. L. Montgomery, III., R.L.S., and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the Easterly edge of Martin Road and running thence with property now or formerly, of Thomason, S. 81-29 E., 1197.77 feet to an old iron pin; thence N. 12-27 E., 102.25 feet to an old iron pin in center of pine stump; thence N. 9-09 W., 412.58 feet to an old iron pin; thence N. 42-55 W., 760.48 feet to a point on the right of way of Martin Road; thence with the right of way of said Martin road, the following metes and bounds, to wit: S. 66-50 W., 109.65 feet to an iron pin; thence S. 53-53 W., 143.11 feet to an iron pin; thence S. 40-32 W., 145.59 feet to an iron pin; thence S. 35-40 W., 248.36 feet to an iron pin; thence S. 26 W., 195.64 feet to an iron pin; thence S. 24-11 W., 117.33 feet to an iron pin; thence S. 11-27 W., 167.92 feet to the beginning corner, containing 18.39 acres, more or less, and being a portion of the property conveyed to the grantee herein by deed of W. A. Martin, dated August 31, 1967, recorded August 31, 1967, in Deed Volume 827 at page 325.

This conveyance is made subject to any restrictive covenants, building setback lines, rights of way and easements which may affect the above described property.

-70-563.1-1-7.5
 OUT OF 563.1-1-7

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 28 JAN 1977

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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 grantees, and the grantees' heirs or successors and assigns, forever. And, the grantor, does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seals, this 28th day of JANUARY 1977

SIGNED, sealed and delivered in the presence of

A Van P. Monteith (SEAL)
 Van P. Monteith

B. Margaret Bismittel (SEAL)

C. Virginia Callaway (SEAL)

CALIFORNIA
 STATE OF SOUTH CAROLINA
 COUNTY OF Kings

PROBATE

Personally appeared the undersigned witness and me de 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 28th day of January

Andy L. Howell
 Notary Public for South Carolina, California
 My Commission expires July 19, 1978

OFFICIAL SEAL
 MONTY L. MORRELL
 NOTARY PUBLIC - CALIFORNIA
 KINGS COUNTY
 My Commission Expires July 19, 1978

CALIFORNIA
 STATE OF SOUTH CAROLINA
 COUNTY OF Kings

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, duress or fear of any person whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor's heirs and assigns, all her right and claim of dower of, in and to all and singular the premises within mentioned and herein described, and all her right and claim of dower of.

GIVEN under my hand and seal this

28th day of January 1977
Andy L. Howell
 Notary Public for South Carolina, California
 My Commission expires July 19, 1978

OFFICIAL SEAL
 MONTY L. MORRELL
 NOTARY PUBLIC - CALIFORNIA
 KINGS COUNTY
 My Commission Expires July 19, 1978

RECORDED this 28th day of FEB 8, 1977, at 11:15 A. M. No. 20853

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