

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
FEB 10 2 59 PM '77

VS 1050 8:31

KNOW ALL MEN BY THESE PRESENTS, that JAMES HAY PEARSON, JR.

in consideration of Twenty Thousand and NO/100 - - - - - (\$20,000.00) 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 Mary C. Taylor, her heirs and assigns forever, ALL that certain piece, parcel and lot of land, with all improvements thereon, situate, lying and being on the northeastern side of Brookside Avenue in the City of Greenville, County of Greenville, State of South Carolina and being known and designated as Lot No. 15 and a portion of an unnumbered lot on a plat of "Subdivision of Tract No. 1 of Overbrook Land Co." prepared by R. E. Dalton, Surveyor, dated June, 1924, and recorded in the R.M.C. Office for Greenville County in Plat Book K at Page 59 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Brookside Avenue at the joint front corner of Lots 14 and 15 and thence running with the line of Lot 14 N. 45-30 E. 180 feet to an iron pin; thence N. 47-58 E. 231.2 feet to an iron pin in the joint line of Lots 29 and 30; thence along the rear line of Lot 29, S. 24-27 E. 54.3 feet to an iron pin in the line of Lot 29; thence S. 45-30 W. 392.8 feet to an iron pin on the northeastern side of Brookside Avenue; thence along the northeastern side of Brookside Avenue N. 44-30 W. 60 feet to the beginning corner.

-519-192-3-26

The above described property is the same acquired by the grantor by deed from Haskell B. Davis, recorded March 19, 1953 in Deed Volume 594 at Page 427 and is conveyed subject to rights of way, easements, conditions, public roads, restrictive covenants and zoning ordinances affecting said property.

Grantee assumes and agrees to pay 1977 city and county of Greenville property taxes 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, and the grantee's heirs or successors, and assigns, forever. And the grantor covenants, hereby binds the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee, and the grantee's heirs or successors and against every person who may lawfully claim or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 9th day of February, 1977  
SIGNED, sealed and delivered in the presence of  
James H. Pearson, Jr. (SEAL)  
Michael J. Hallman (SEAL)  
Michael J. Hallman (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }  
Personally appeared the undersigned witness and made oath that she saw the within named grantor sign, seal and as the grantor's hand and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.  
SWORN to before me this 9th day of February, 1977  
Michael J. Hallman (SEAL)  
Notary Public for South Carolina  
4/19/83  
My commission expires \_\_\_\_\_

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }  
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife/wives of the above named grantor, respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she/they freely, voluntarily, and without any compulsion, duress or fear of any person whatsoever, consented, released and forever relinquished unto the grantor, and the grantor'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 referred to.  
GIVEN under my hand and seal this 9th day of February, 1977  
Michael J. Hallman (SEAL)  
Notary Public for South Carolina  
4/19/83  
My commission expires \_\_\_\_\_

RECORDED 65 day of 1977 2:59 P.M. 21101

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