

James M. Greene, Jr. 103 Davenport Ave. Greer, S.C. 29651

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE

WHEREAS, Fred G. James died Testate, See Probate Court Records Apt. 531 File 18, naming Fred G. James, Jr. and Laurens I. James, Sr, as Executors, and WHEREAS, Mamie K. James died Testate, See Probate Court Records Apt. 1318 File 6, naming Fred G. James, Jr. and Laurens I. James, Sr. as Executors, both Wills devising the below described property unto Fred G. James, Jr., Laurens I. James, Sr., Lois James Ratterree, Julia James Vaughn, Mary Ann James Harmon and Virginia Irby James Leopard,  
NOW, KNOW ALL MEN BY THESE PRESENTS, that we, Fred G. James, Jr., Individually and as Executor of the Estates of Fred G. James and Mamie K. James and Laurens I, James, Sr. Individually and as Executor of the Estates of Fred G. James and Mamie K. James, and Lois James Ratterree and Julia James Vaughn and Mary Ann James Harmon and Virginia Irby James Leopard,  
in consideration of Nineteen Thousand and NO/100 (\$19,000.00) 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 JAMES M. GREENE, JR. AND CAROLYN GREENE AND THEIR HEIRS AND ASSIGNS FOREVER,

ALL that certain piece, parcel and lot of land, in the City of Greer, State of South Carolina, County of Greenville, on the western side of Davenport Avenue, as shown on plat entitled "Property of Mamie K. James Estate" prepared by R.D. Wooten, Jr., R.L.S., dated Feb. 8, 1977, and to be recorded herewith, reference to said plat hereby made and pleaded for a more complete description, and having, according to said plat, the following metes and bounds:

BEGINNING at large Oak Tree on Western side of Davenport Ave. and runs thence S. 16-15 W. 50 feet to Large Oak Tree ; thence N. 73-03 W. 7.59 feet to new iron pin; thence S. 16-05 W. 25.33 feet to new iron pin; thence along line of other James property, (new Line), N. 73-03 W. 97.5 feet to new iron pin; thence another new line, N. 16-05 E. 25.33 feet to new iron pin; thence N. 73-03 W. 12.0 feet to new iron pin; thence as new rear line, N. 16-05 E. 50 feet to new iron pin; thence S. 73-03 E. 117.24 feet to large oak tree, the beginning corner.

- 285 - G22-10-8.1 Pt. 3 22-10-8.1  
out of G22-10-8.1 155.506 G22-10-9

Subject to all restrictions, rights of way, easements, sidewalks, roadways and zoning ordinances of record, on the recorded plats or on the premises, if any.

The above described property is a portion of that conveyed to Mamie K. James by deed recorded in Deed Book ZZZ page 261 recorded 6-20-03, and a portion of that conveyed to Fred G. James by deed recorded in Deed Book JJJ page 484. (Parts of G22-10-9 and G22-10-8).

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 GRANTEEES and the GRANTEEES' heirs and assigns forever. AND, the GRANTORS do

REC'D FEB 18 11 37 AM '77  
DONNIE S. TANKERSLEY  
R.M.C.

7 A 55-19 19 C

250 M

7 5 25 19 C

1 7 M

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY TAX STAMP  
FEB 18 1977  
38.00  
PP 11215

GREENVILLE COUNTY  
53994

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
FEB 18 1977  
20.90

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