

Grantee's mailing address: 305 Thelma Drive

1053 875

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Crayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.
1977 10 54 AM
TOWN OF GREENVILLE
S.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Samuel R. Thomas, Jr.

in consideration of -----Thirty Nine Thousand, Five Hundred and No/100----- 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 E. Babb, his heirs and assigns forever:

ALL that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville as is more fully shown on a survey for Ben C. Sanders prepared April 19, 1967 by Piedmont Engineers & Architects, and being known as all of Lot No. 53 and a portion of Lot No. 54 of a subdivision known as Cedar Terrace as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book BBB, at Page 137, and having, according to the first mentioned survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Thelma Drive in the front line of Lot 54, and running thence along the eastern side of Thelma Drive, N. 8-22 E. 14 feet to an iron pin at the joint front corner of Lots 54 and 53, and continuing thence along the same course along the eastern side of Thelma Drive, 113 feet to an iron pin at the intersection of Thelma Drive and Ellen Lane; running thence with the curvature of said intersection, the chord of which is N. 64-52 E. 27.6 feet to an iron pin on the southern side of Ellen Lane; running thence with the southern side of Ellen Lane, S. 58-38 E. 179.4 feet to an iron pin at the corner of Lots 53 and 52; running thence along the line of Lot 52, S. 17-53 W. 70 feet to an iron pin at joint rear corner of Lots 53 and 54; thence continuing along the same course, 22 feet to an iron pin in the joint line of Lots 52 and 54; running thence along a line through Lot 54, N. 75-30 W. 173.8 feet to the point of BEGINNING. This being the same property conveyed to the grantor by deed of Charles D. Wade recorded July 25, 1969 in the RMC Office for Greenville County in Deed Vol. 872 at Page 430.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

-799-176.2-1-252.1

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 28th day of March 1977

SIGNED, sealed and delivered in the presence of:

Samuel R. Thomas, Jr. (SEAL)
Samuel R. Thomas, Jr.

Dwight H. Grayson
Vickie D. Wilkerson

_____ (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 28th day of March 19 77

Dwight H. Grayson (SEAL)
Notary Public for South Carolina
My Commission Expires: 11-19-79

Vickie D. Wilkerson

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

DOCUMENTARY STAMP TAX \$73.00

Notary Public for South Carolina
My Commission Expires: 11-19-79

GREENVILLE COUNTY

0 3 4 8 4 4

SOUTH CAROLINA COUNTY DOCUMENTARY TAX \$43.45

RECORDED this 30 day of March 19 77 at 10:54 A. M. No. 25761

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