

Watkins Ins. Agency  
123 By-Pass  
Easley, S.C. 29640  
TITLE TO REAL ESTATE

FILED  
GREENVILLE CO. S. C. A. D. ORANDER, JR., ATTORNEY-AT-LAW, EASLEY, S. C. 29640

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY

va 1054 PAGE 183

Know All Men By These Presents:

That I, Joseph H. McCombs in the State aforesaid, DOLLARS,

in consideration of the sum of Ten Thousand Eight Hundred Fifteen and 19/100 (\$10,815.19) and assumption of mortgage to First Federal Savings & Loan Association of Greenville, S.C. to the grantor(s) in hand paid of and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Carl E. Watkins, his heirs and assigns forever, to-wit:

"ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, known as Lot 15, Lake Lora, as shown on plat recorded in the R.M.C. office for Greenville County, South Carolina, in Plat Book 4-F at Page 35, and being, according to said plat, more particularly described as follows, to-wit: BEGINNING at an iron pin on Lora Lane, joint front corner with Lot 14, thence along common line with Lot 14, South 61-27 West 195 feet to an iron pin, and continuing along said course 10 feet to the center of the branch, the rear property line; thence along the center of said branch and following the meanderings of same, the traverse of which is North 40-32 West 114.3 feet to an iron pin; thence leaving said branch, 10 feet to iron pin and 263.3 feet along common line with property now or formerly owned by J. E. Huff and B. E. Huff, North 66-47 East to an iron pin on Lora Lane, a 50 foot street; thence along the curve of said street South 4-12 East 22.2 feet to an iron pin thence continuing along said street South 4-08 East 75.8 feet to an iron pin, the point of BEGINNING; and being bounded on the East by Lora Lane, on the South by Lot 14, on the West by the branch, and on the North by lands now or formerly owned by J. E. Huff and B. E. Huff. The above described property was conveyed to Joe E. Hawkins and Joseph H. McCombs by B. E. Huff on March 3, 1972, and recorded March 7, 1972, in the R.M.C. office for Greenville County in Deed Book 937 at Page 500. Joe E. Hawkins conveyed his interest in said lot to Joseph H. McCombs on March 27, 1973, and recorded March 28, 1973, in the R.M.C. office for Greenville County in Deed Book 971 at Page 281.

This property is conveyed subject to easements and rights of way appearing of record and/or on the premises and also restrictions as appear in above referenced deed from B. E. Huff to Joe Hawkins and Joseph H. McCombs.

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TOGETHER with all and Singular the Rights, Members, Hereditments and Appurtenances to the said premises belonging, or in anywise incident or appertaining TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)'s Heirs and Assigns against the grantor(s) and the grantor(s)'s Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)'s hand and seal this 6th day of April in the year of our Lord One Thousand Nine Hundred and Seventy-seven

Signed, Sealed and Delivered in the Presence of  
*Joseph H. McCombs* (Seal)  
*[Signature]* (Seal)  
*[Signature]* (Seal)  
*[Signature]* (Seal)  
*[Signature]* (Seal)

State of South Carolina, Pickens County } Personally appeared before me Jeane T. Rampy

and made oath that she saw the within named grantor(s) Joseph H. McCombs sign, seal and as his act and deed deliver the within written deed, and that he, with A. D. Orander, Jr. witnessed the execution thereof.

Sworn to before me this 6th day of April, A. D. 1977  
*[Signature]* (Seal)  
Notary Public for South Carolina  
My Commission expires: 9/4/84

State of South Carolina, Pickens County } RENUNCIATION OF DOWER  
A. D. Orander, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Janice C. McCombs wife of the within named Joseph H. McCombs did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Carl E. Watkins, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 6th day of April, A. D. 1977  
*[Signature]* (Seal)  
Notary Public for South Carolina  
My Commission expires: 9/4/84  
Recorded this day of APR 6 1977 19, at 11:37 A.M. No 26618

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