

Watkins Ins. Agency
123 Bypass
Easley, S.C. 29640

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

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

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VOL 1054 PAGE 191

GREENVILLE COUNTY

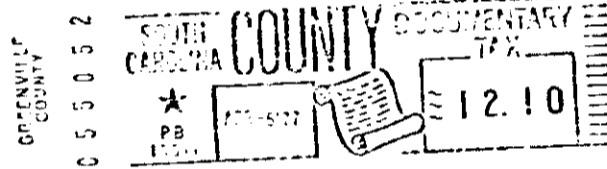
DONNIE S. TANNERSLEY

R. P. 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 14, 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 a point on Lora Lane, joint front corner with Lot 13, thence along common line with Lot 13, South 58-52 West 162.4 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 41-15 West 99.1 feet to an iron pin, joint rear corner with Lot 15; thence leaving the center of said branch, 10 feet to iron pin and 195 feet along common line with Lot 15 North 61-27 East to an iron pin on Lora Lane, a 50 foot street; thence along said street South 21-33 East 90 feet to an iron pin, the point of BEGINNING; and being bounded on the east by Lora Lane, on the South by Lot 13, on the West by the branch, and on the North by Lot 15. The above described lot was conveyed to Joe E. Hawkins and Joseph H. McCombs by B. E. Huff on February 11, 1972, and recorded February 14, 1972 in the R.M.C. Office for Greenville County in Deed Book 936 at Page 166. 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 the 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 [Signatures] (Seal) (Seal) (Seal) (Seal) (Seal) (Seal)

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

and made oath that s/he 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 I, 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 at 11:36 A.M. No 26618

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