

TITLE TO REAL ESTATE Prepared by DAVIS & FARR, Attorneys at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Vernon R. Cooper
301 Garrett Street
Fountain Inn, S. C. 29644

KNOWN ALL MEN BY THESE PRESENTS, that Vance B. Drawdy as Trustee under written agreement entered into by and between Vance B. Drawdy and James B. Snoddy, et al dated October 23, 1972, his successors or assigns forever:

in consideration of Forty Thousand ----- Dollars,

(\$40,000.00) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Vernon R. Cooper, his heirs and assigns forever:

ALL that piece, parcel or tract of land lying, being and situate in Greenville County, South Carolina, on the western side of Garrett Street, being a portion of the 46.84 acres on a plat entitled "Property of D. A. Alberson" dated August, 1966, made by C. O. Riddle, R.L.S., and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-P, Page 37, being shown as 30 acres, more or less, on plat entitled "Property of Vernon R. Cooper" dated May 4, 1977 as prepared by C. O. Riddle, R.L.S., and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the western side of Garrett Street near its intersection with Forest Drive; and running thence with the western side of said Garrett Street S. 10-41 W., 718.0 feet to an iron pin; thence leaving Garrett Street and running N. 79-33 W. 150 feet to an iron pin; thence S. 10-27 W. 100 feet to an iron pin; thence S. 79-33 E. 150 feet to an iron pin on the western side of said Garrett Street; thence with the western side of Garrett Street S. 9-02 W. 80 feet to an iron pin; thence again leaving Garrett Street and running N. 79-33 W. 150 feet to an iron pin; thence N. 60-47 W. 1,437.2 feet to an iron pin near a creek which creek is the property line. Thence along said creek the traverse of which is N. 8-43 W. 35.3 feet; thence N. 28-38 W. 120.8 feet; thence N. 19-27 E. 79.3 feet; thence N. 69-53 E. 29.7 feet; thence N. 4-39 W. 73.4 feet; thence S. 89-37 W. 50.4 feet; thence N. 44-12 W. 55.9 feet; thence N. 72-10 E. 66 feet; thence S. 76-14 E. 108.7 feet; thence N. 2-59 E. 78.4 feet; thence N. 37-14 E. 168.5 feet; thence N. 8-41 W. 114.4 feet; thence S. 74-26 E. 90.3 feet; thence N. 82-52 E. 202.8 feet; thence S. 62-13 E. 86.1 feet to an iron pin; thence leaving said creek and running S. 66-02 E. 897.2 feet to an iron pin; thence S. 65-56 E. 250 feet to the point of beginning on the western side of Garrett Street.

THIS conveyance is made subject to any easements, rights of way, or other encumbrances as same may appear of record or on the land.

(More on Back)

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 20 day of May, 1977

SIGNED, sealed and delivered in the presence of:

James B. Snoddy

James B. Snoddy

Vance B. Drawdy

(Vance B. Drawdy, Trustee)

(SEAL)

(SEAL)

(SEAL)

(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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26 day of May, 1977

James B. Snoddy

Notary Public for South Carolina (SEAL)

My commission expires: 10-14-76

James B. Snoddy

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)

Notary Public for South Carolina
My commission expires:

RECORDED this _____ day of _____ 19 _____, at _____ M., No. _____

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