

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Dillard & Mitchell, P.A., Greenville, S.C.

29681

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that DAVID M. SOLEY and PEGGY J. SOLEY

in consideration of Fifty-nine Thousand Nine Hundred Fifty and no/100 (\$59,950.00) 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 WILLIAM H. COOPER and MARY E. COOPER, their heirs and assigns:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, on the northwestern side of Bonwood Avenue, being known and designated as Lot No. 156 as shown on a plat entitled POINSETTIA, SECTION NO. 4, made by Piedmont Engineers and Architects, dated June 18, 1971, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-N at page 24, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Bonwood Avenue at the joint front corner of Lots Nos. 155 and 156 and running thence with the common line of said lots, N. 60-49 W., 238.6 feet to an iron pin; thence S. 42-16 W., 112.9 feet to an iron pin; thence S. 57-33 E., 252.87 feet to and iron pin on the northwestern side of Bonwood Avenue; thence with the northwestern side of Bonwood Avenue, N. 38-04 E., 35.2 feet to an iron pin and N. 33-09 E., 89.8 feet to an iron pin, the point of beginning.

ALSO: A strip of land five feet in width off the northeastern side of Lot No. 157 as shown on the above described plat of Poinsettia, Section No. 4, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Bonwood Avenue at the joint front corner of Lots Nos. 156 and 157 and running thence with the common line of said lots, N. 57-33 W., 252.87 feet to an iron pin at the joint rear corner of Lots Nos. 156 and 157; thence along the rear line of Lot 157, S. 40-29 W., five feet to a point; thence along a new line through Lot No. 157, S. 57-33 E., 252 feet to a point on the northwestern side of Bonwood Avenue; thence along the northwestern side of Bonwood Avenue, N. 38-04 E., five feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Grantors by deed of Poinsett Realty Company, recorded November 1, 1973 in Deed Book 987 at page 443, and is hereby conveyed subject to all rights of way, easements, (OVER) 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 assigns against the grantor(s) and the grantor'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 29th day of June 19 77

Signed, sealed and delivered in the presence of:

Constance G. McBride
Jack H. Mitchell, III

David M. Soley (SEAL)
Peggy J. Soley (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 29th day of June 19 77

Constance G. McBride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

Jack H. Mitchell, III

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 or successors and assigns, all her interest and estate, and all her right and claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 29th day of June 19 77

Constance G. McBride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

Peggy J. Soley

RECORDED this _____ day of _____ 19 _____ at _____

COUNTY CLERK
66.00

4328 RV.27