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TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Joe B. Pearce
206 Rockingham Road
Greenville, S.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Hamlin Beattie,

For: _____
Eas: 10 321

in consideration of One (\$1.00) Dollar and other consideration Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Joe B. Pearce, his heirs and assigns forever

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the South side of Sunrise Drive, the same being Lot No. 4 and a portion of Lot No. 6 on a plat of property recorded in the RMC Office for Greenville County in Plat Book G, at Page 123 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Sunrise Drive at the joint front corner of Lots numbered 2 and 4 and running thence S. 64-23 E. 100 feet to an iron pin, the joint front corner of Lots numbered 4 and 6; thence along Sunrise Drive S. 61-30 E. 50 feet to a point; thence S. 27-45 W. 127.5 feet to a point on the common boundary of Lot 6 and Lot 26; thence N. 70-27 W. 48.35 feet to an iron pin joint rear corner of Lots numbered 4 and 6, continuing N. 70-27 W. 40 feet to the joint corner of Lots 30 and 28; thence N. 57-26 W. 60.4 feet to an iron pin, the joint rear corner of Lots numbered 2 and 4; thence N. 26-46 E. 130 feet to the point of beginning.

The same being a portion of the property conveyed to the grantor herein by Coggins Land Company recorded in Deed Book 1071, at Page 378, January 5, 1978.

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 6 day of January, 1978.

SIGNED, sealed and delivered in the presence of:
Charles B. Hippo (SEAL)
Maureen Marsh (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 6 day of January, 1978.

Maureen Marsh (SEAL) Charles B. Hippo
Notary Public for South Carolina
My commission expires: 1-7-85

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 claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 6th day of January, 1978.
Maureen Marsh (SEAL) Lynne B. Beattie
Notary Public for South Carolina
My commission expires 1-7-85

RECORDED this day of JAN 11 1978 at 10:23 A.M. No. 24420

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