

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S. C.

Grantee's Address:  
5 Stokes St.  
Greenville, S. C. 29611

KNOW ALL MEN BY THESE PRESENTS, that ARTHUR E. COBB

DONNIE S. TANKERSLEY  
R.H.C.

in consideration of Thirty-eight thousand and No/100ths (\$38,000.00) ----- 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 JAMES G. PEARSON and DELORES S. PEARSON, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the western side of Stokes Street in the County of Greenville, State of South Carolina, being shown and designated as Lots 34 and 35 on Plat of Cordell Subdivision No. 10, dated December 1952, prepared by C. C. Jones, Civil-Engineer, recorded in Plat Book BB at Page 84 and being described more particularly, according to said Plat, to-wit:

BEGINNING at an iron pin on the western side of Stokes Street at the joint front corner of Lots 35 and 36 and running thence along the western side of said street N. 16-55 E. 35.1 feet to an iron pin; thence N. 26-11 E. 36.0 feet to an iron pin at the joint front corner of Lots 34 and 35; thence continuing along said street N. 36-00 E. 34.1 feet to an iron pin; thence N. 36-00 E. 30.0 feet to an iron pin at the joint front corner of Lots 33 and 34; thence along the common line of said lots N. 61-55 W. 187.6 feet to an iron pin at the joint rear corner of said lots; thence S. 22-35 W. 175.0 feet to an iron pin at the joint rear corner of Lots 35 and 36; thence along the common line of said lots S. 75-40 E. 174.9 feet to an iron pin, the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Derivation: Deed of local Home Builders, Inc., recorded May 12, 1953 in Deed Book 478 at Page 189.

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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 20th day of April 1978.

SIGNED, sealed and delivered in the presence of:

S. Gray Walsh  
Wanda S. Williams

Arthur E. Cobb (SEAL)  
a/k/a Arthur E. Cobb

(SEAL)

(SEAL)

(SEAL)

STAMP TAX 76.00

GCTC

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 20th day of April 1978

S. Gray Walsh (SEAL)  
Notary Public for South Carolina  
My commission expires: 9/2/79

Wanda S. Williams

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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 20 day of April 1978.

S. Gray Walsh (SEAL)  
Notary Public for South Carolina  
My commission expires: 9/2/79

Ann Ina R Cobb

RECORDED this APR 21 1978 day of 312 219

246.4 At 11.36 A.M.

2.00CH

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