

TITLE TO REAL ESTATE - Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1078-417

KNOW ALL MEN BY THESE PRESENTS, that Charles F. Rogers, Jr. and Mary S. Rogers

in consideration of One and no/100 (\$1.00)-----Dollars,

love and affection the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Charles M. Rogers, his heirs and assigns, forever:

All that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, containing 2.76 acres, and according to plat made for Grantee by Carolina Surveying Company, December 23, 1977, recorded in the RMC Office for Greenville County, in Plat Book 6P, at Page 27, and having, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Waycross Church Road and corner of property of C. F. Rogers and running thence N 64-27 E 373.5 feet to iron pin; thence S 25-14 E 295 feet to iron pin; thence S 12-43 W 208 feet to old iron pin; thence N63-19 W 366 feet to a point in the center of Waycross Church Road; thence with Waycross Church Road N 31-50 W 170 feet to the point of beginning, and being a portion of the property of which Charles F. Rogers, Sr., died ceased and possessed as will be shown by Apartment 783 File 11, in the Office of the Probate Court for Greenville County.

Providing, however, that at no time shall there be existing more than one dwelling on said premises.

Providing, further, that if at any time Grantee desires to sell said premises Grantors or the survivor thereof shall have the first refusal to repurchase same for the same price of any firm offer made to him.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

Grantee's address: Rt 3, Pelzer, S.C. 29669 -110-603.1-1-9.3
OUT OF 603.1-1-9

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 10th day of January 19 78

SIGNED, sealed and delivered in the presence of:

C. Peter Pyle (SEAL) Charles F. Rogers, Jr. (SEAL)
Annina Lee Kurkus (SEAL) Mary S. Rogers (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 10th day of January 19 78

C. Peter Pyle (SEAL) Annina Lee Kurkus
Notary Public for South Carolina
My commission expires: 11-18-80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 28th day of April 19 78

Charles L. Leavelle (SEAL) Barbara D. Rogers (SEAL)
Notary Public for South Carolina
My commission expires: 4/24/79

RECORDED this 1 day of MAY 3 1978 at 11:29 A. M. No. 32000

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