

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

GREENVILLE CO. 1079
12 2 16 PM

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that WE, FRED H. MASSEY & RUTH R. MASSEY

in consideration of THIRTY SEVEN THOUSAND FIVE HUNDRED (\$37,500.00) 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 FRANCES M. GREEN & RALPH D. GREEN, JR., their heirs and assigns:

All those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, known as Lots Nos. 264 and 265, as shown on plat of property of COLONIA COMPANY recorded in plat book J pages 4 and 5 of the RMC Office for Greenville County, and being more particularly described as follows:

Beginning at an iron pin on the northwest side of Berkley Avenue, the joint front corner of lots 263 and 264 and running thence with the joint line of said lots S. 24-13 E. 197.5 feet to an iron pin in line of Lot 272: thence N. 65-13 E. 126 feet to an iron pin joint rear corner of Lots 265 and 268; thence with the joint line of lots 265, 268, 267, 266, S. 24-13 E. 198.9 feet to an iron pin on the northwest side of Berkley Avenue; thence with the northwest side of said Avenue S. 65-47 W. 126 feet to the point of beginning.

Lot No. 264 was conveyed to Ruth R. Massey by Colonia Company by deed dated 6/25/41 and recorded 6/27/41 in deed vol. 234 page 363, and Ruth R. Massey subsequently conveyed a one-half interest in the lot to Fred H. Massey by deed dated 3/5/76 recorded 3/9/76 in deed vol. 1032 page 739 of the RMC Office for Greenville County, S. C.

Lot No. 265 was conveyed to Fred H. Massey by Belle B. Hunt, as Executrix of the Estate of T. F. Hunt, deceased, by deed dated 5/18/46 recorded 6/12/46 in deed vol. 294 page 62, and Fred H. Massey subsequently conveyed a one-half interest in the lot to Ruth R. Massey by deed dated 3/5/76 recorded 3/9/76 in deed vol. 1032 page 740 of the RMC Office for Greenville County, S. C.

-235-163-2-5,6

This property is conveyed subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

Grantees' address:
221 Berkley Avenue
Greenville, S. C. 29609

together with all and singular the rights, tenements, 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)' heirs or successors and assigns forever. And the grantee(s) does hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 12 day of MAY, 1978.

SIGNED, sealed and delivered in the presence of
[Signature] (SEAL)
[Signature] (SEAL)
Serv D Palmer (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) 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 12 day of MAY, 1978.

[Signature] (SEAL) Serv D Palmer
Notary Public for South Carolina
My commission expires 1/1/80

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)' 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 12 day of MAY, 1978

[Signature]
Notary Public for South Carolina
My commission expires 1/1/80

RECORDED this 12 day of MAY 12 1978 at 2:16 P.M.
163-2-5 P6

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