

Grantees' address:
4 Ponderosa Road
Greenville, S. C. 29607

TITLE TO REAL ESTATE - Prepared by O. W. BANNISTER, JR.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that JAMES C. THOMAS and JUDITH J. THOMAS

in consideration of EIGHTY FIVE THOUSAND (\$85,000.00) and no/100 _____ 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 HAROLD W. UPCHURCH and GARY LINDA UPCHURCH, their heirs and assigns forever:

ALL that lot of land, with all buildings and improvements thereon, situate, lying and being on the West side of Ponderosa Road and the South side of Cleveland Street Extension, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 23 on Plat of Section C-1, COWER ESTATES, made by R. K. Campbell and Webb Surveying and Mapping Co., July 27, 1962, recorded in the RMC Office for Greenville County, South Carolina in Plat Book YY, page 112, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to the Grantors herein by deed of W. L. Walker, dated June 8, 1976, and recorded in the RMC Office for Greenville County, South Carolina June 14, 1976, in Deed Book 1037, Page 908.

This property is subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

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STATE TAX 170.00

COUNTY 93.50

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 grantees, and the grantee's heirs, successors and assigns forever. And the grantors do eat hereby bind the grantors and the grantor's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantee's heirs, successors and assigns against the grantors and the grantor'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 hand and seal this 28th day of July 1976

SIGNED, sealed and delivered in the presence of

O. W. Bannister
William M. Patton

James C. Thomas (SEAL)
Judith J. Thomas (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that is he saw the within named grantor sign, seal and as the grantor's act and deed deliver the within deed and that is he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of July 1976

William M. Patton (SEAL)
Notary Public for South Carolina
My commission expires Dec 16, 1987

William M. Patton

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 grantor(s) and the grantee'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 July 1976

William M. Patton (SEAL)
Notary Public for South Carolina
My commission expires Dec 16, 1987

Harold W. Upchurch

RECORDED this 28th day of July 1976 at 10:47 A.M. No. 29665

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