

1985-311

TITLE TO REAL ESTATE—Live Trust Agreement To have 40 E. Washington St. Greenville S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Grantee's Mailing Address  
RT. 2 Box 47  
MARIETTA, S.C. 29661

KNOW ALL MEN BY THESE PRESENTS, that we, J. B. Griffin, Sr. and Ella Mae O. Griffin,

in consideration of Seven Thousand and no/100ths-----(\$7,000.00)---- 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 Steve Lamar Ward and Pat Kirk Ward, their heirs and assigns forever, the following-described property:

All that certain piece, parcel or tract of land containing two (2) acres, more or less, situate, lying and being on the southerly side of South Saluda River and near the northerly side of Freemans Bridge Road in Bates Township, County of Greenville, State of South Carolina, as shown on plat prepared by W. E. Findley, dated June 2, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book FF at page 80 and having, according to said plat, the following metes and bounds:

BEGINNING at a point in the center of South Saluda River at the joint corner of the premises herein described and property now or formerly of Rixie Anderson and running thence with the line of said Anderson property S. 72 E. 4.7 chains (310.2 feet) to a point; thence continuing with the line of said Anderson property N. 24 E. 4.6 chains (303.6 feet) to a point; thence N. 48 W. 3.12 chains (205.92 feet) to a point in the center of South Saluda River; thence with the center of South Saluda River, having a traverse line of S. 40 W. 6.36 chains (419.76 feet), to the point of BEGINNING.

-355- 520.1-1-42

All right, title and interest in and to that certain easement for ingress to and egress from the premises hereinabove described, over, through and across that certain roadway leading from Freemans Bridge Road in a northwesterly direction to the premises hereinabove described.

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 W. C. Galloway, recorded 7/2/70 in Deed Book 893 at Page 317.

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 17th day of August 19 78

SIGNED, sealed and delivered in the presence of:

J. B. Griffin, Sr. (SEAL)  
Ella Mae O. Griffin (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }  
DOCUMENTARY TAX STAMP TAX \$14.00

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 17th day of August 19 78.  
Stephen A. Turner (SEAL)  
Notary Public for South Carolina My Commission Expires Dec. 28, 1993

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 17th day of August 19 78.  
Ella Mae O. Griffin  
Ella Mae O. Griffin

RECORDED this AUG 23 1978 day of 19 78, at

520.1-1-42 at 10.41 A.M. 5875

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