

STATE OF SOUTH CAROLINA } 4 10 1978
COUNTY OF GREENVILLE } TITLE TO REAL ESTATE

VOL 1090 PAGE 897

KNOW ALL MEN BY THESE PRESENTS, that SAMUEL LEE TEMPLETON

in consideration of THIRTY SEVEN THOUSAND AND NO/100 ----- (\$37,000.00) ----- 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

SETH L. ECKARD AND VICKI R. ECKARD, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Arcadia Drive and being known and designated as Lot No. 15 according to a survey entitled "Property of Utopian Development Company" recorded in the RMC Office for Greenville County in Plat Book M at Page 13 and also being shown on a more recent survey prepared by A.C. Crouch, R.E., dated January 7, 1949, recorded in the RMC Office for Greenville County in Plat Book V at Page 29 and having, according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Arcadia Drive in the center of a ten foot alley, joint corner of Lots 14 and 15 and running thence along the center of said alley as a line, N. 60-49 E., 160 feet to an iron pin; thence continuing with the center of said alley, N. 57-23 E., 134.8 feet to an iron pin in center of a two foot strip reserved for utility easements; running thence down the center of said strip, S. 09-10 W., 120 feet to an iron pin, rear joint corner of Lots 15 and 16; running thence along joint line of said Lots, S. 61-13 W., 230 feet to an iron pin in line of Arcadia Drive; thence along the eastern side of said Drive, N. 25-48 W., 75 feet to the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property as that conveyed to S. Alvin Templeton by deed of William S. Couch recorded in the RMC Office for Greenville County in Deed Book 379 at Page 534 on April 22, 1949. S. Alving Templeton died testate on December 17, 1977 and reference is made to the Estate File for Samuel Alvin Templeton on record in the Probate Court for Greenville County in Apartment 1494 at File 24.

The mailing address of the grantee herein is: 24 Arcadia Drive, Greenville, S.C.

-519-181-2-23 (NOTE)

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(s') heirs or successors 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) the 27th day of October, 1978

SIGNED, sealed and delivered in the presence of:

Kathy H. Brissey
Kathy H. Brissey

Samuel Lee Templeton (SEAL)
Samuel Lee Templeton

DOCUMENTARY STAMP TAX \$74.00
OCT 30 1978 P.B. 11213

STATE OF SOUTH CAROLINA }
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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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 27th day of October 19 78

Kathy H. Brissey (SEAL)
Notary Public for South Carolina

My Commission expires 4/7/79.

STATE OF SOUTH CAROLINA } RENEUNCIATION 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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

27th day of October 1978

Samuel Lee Templeton (SEAL)
Notary Public for South Carolina

My commission expires 4/7/79.

RECORDED this day of OCT 30 1978 at 4:16 P.M.

181-2-23

13158

SOUTH CAROLINA COUNTY DOCUMENTARY STAMP TAX \$40.70
OCT 30 1978 P.B. 10311

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