

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Grantee(s)' Mailing Address: Hearthstone Ridge Rd.  
Rt. 1, Landrum, SC  
29356

KNOW ALL MEN BY THESE PRESENTS, that HOPE C. ROOKER

In consideration of EIGHTY THOUSAND AND NO/100 (\$80,000.00) ----- 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 JOSEPH ALLEN PEARSON and AVIS L. PEARSON

ALL that certain piece, parcel or tract of land together with all improvements thereon, situate, lying and being on the southwestern side of U. S. Highway No. 176 in the County of Greenville, State of South Carolina being shown as a tract containing 4.88 acres on a plat of the Property of Joseph Allen Pearson and Avis L. Pearson dated November 15, 1978, prepared by Freeland & Associates, recorded in Plat Book 6-U at page 58 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of U. S. Highway No. 176, which iron pin is 570 feet more or less from Hearthstone Ridge Road and running thence S 26-17 W 566.99 feet to an iron pin; thence N 70-01 W 263.91 ft. to a concrete monument; thence N 14-14 E 329.30 feet to a concrete monument; thence N 19-44 E 402.91 feet to a concrete monument at the right of way of U. S. Highway No. 176; thence with said highway right of way the following courses and distances: S 50-26 E 124.30 feet, S 44-42 E 174.36 feet and S 39-30 E 100 feet to the point of beginning. — 436-624,11-1-2,1

Together with a right of way for ingress and egress to and from Hearthstone Ridge Road, said right of way extending 405 feet more or less in an easterly direction from the eastern property line of the aforescribed property to Hearthstone Ridge Road. This easement shall be for the benefit of the grantees herein, their heirs and assigns, and said easement shall run with the land.

This is the same property conveyed to Earle Rooker and Hope C. Rooker by deed of Julian Calhoun, recorded on September 24, 1960 in Deed Book 659 at page 400 in the RMC Office for Greenville County. See Will of Earle Rooker (cont'd on back

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 1st day of December 19 78

SIGNED, sealed and delivered in the presence of:

*B. C. Robelt*

*Hope C. Rooker* (SEAL)  
Hope C. Rooker (SEAL)

*Patricia Pruette*

STATE OF SOUTH CAROLINA (SEAL)  
SOUTH CAROLINA TAX COMMISSION (SEAL)  
DOCUMENTARY TAX STAMP (SEAL)  
160.00  
P.B. 11218

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
POLK

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 1st day of December 19 78.

*Patricia Pruette* (SEAL)  
Notary Public for South Carolina

*B. C. Robelt*

My commission expires: February 22, 1981

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
POLK  
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(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 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_.  
Notary Public for South Carolina. (SEAL)

My commission expires: \_\_\_\_\_  
(CONTINUED ON NEXT PAGE)

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_. &

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
88.00  
P.B. 13811

0.28

4328 RV-2