

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JAN 19 11 21 AM '79

VOL 1035 PAGE 638

KNOW ALL MEN BY THESE PRESENTS, that I, TONY DEAN COGGINS

Rt. 1

Box 220

Greenville, S.C.

in consideration of One (\$1.00) Dollar, and Settlement of Divorce 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 PATRICIA MCCALL COGGINS, her heirs and Assigns:

ALL of my one-half interest in and to all that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 74 on a plat entitled "Addition to Silver Shoals" dated July 5, 1971, prepared by Webb Surveying and Mapping Company, recorded in the M&C Office for Greenville County in Plat Book UUU at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Jarrard Drive at the joint front corner of Lots 73 and 74 and running thence along Jarrard Drive, S. 77-13 E. 115.3 feet to an iron pin at the intersection of Jarrard Drive and U. S. Hwy. No. 276; thence with the curve of said intersection (the chord being S. 25-53 E. 28. 2 feet) to an iron pin on the northwestern side of U. S. Hwy. No. 276; thence with said Highway, S. 39-25 W. 306.6 feet to an iron pin; thence N. 49-00 W. 87.8 feet to an iron pin at the joint rear corner of Lots 73 and 74; thence with the common line of said Lots, N. 30-37 E. 268.5 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 the Grantors herein by deed from Marion Phillips and Carolyn Phillips recorded in the M&C Office for Greenville County in Deed Book 1011 at Page 469 on December 9, 1974.

This is the same property conveyed to Grantor and Grantee by Hobart Junior Phillips and Jessie P. Phillips by their deed of December 7, 1976, recorded in Deed Book 1047, page 679, M&C Office for Greenville County, South Carolina.

-369-524.4-1-7.3

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) heirs or successors and assigns, forever. And, the grantor(s) do(es) 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(s) hand(s) and seal(s) this 15 day of January 1979

SIGNED, sealed and delivered in the presence of:

Tony Dean Coggins (SEAL)

[Signature]
[Signature]

_____(SEAL)
_____(SEAL)
_____(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(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 15 day of January 1979

[Signature]
Notary Public for South Carolina

[Signature]

My Commission Expires Oct 28, 1984

STATE OF SOUTH CAROLINA
COUNTY OF

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 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
day of 19

Notary Public for South Carolina

RECORDED this JAN 19 1979 day of at 11:21 A. M., No. 21404

524.4

0.638

4328 RV-2