

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

Grantee: JAMES D. FRANKS
6 Welcome St.
Greenville, S.C.

STATE OF SOUTH CAROLINA

JUN 15 4 55 PM '79

COUNTY OF GREENVILLE

DONN W. BRAY
R.M.C.

1103-003

KNOW ALL MEN BY THESE PRESENTS, that I, Josie C. Brewer

in consideration of -----One and No/100 (\$1.00)----- Dollars
Love and Affection for the within Grantee,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto James D. Franks, his heirs and assigns, forever;

All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 11, Section 2, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, South Carolina, made by Pickell & Pickell, Engineers, Greenville, S. C., on December 20, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S, at Page 179-181, inclusive. According to said plat, the within described lot is also known as No. 28 Sirrine Street (Avenue) and fronts thereon 77.5 feet.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the Grantor herein by Deed of Leonard R. Brewer, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 530, Page 434, July 27, 1955 by Deed of Lucille Bolding and Bonnie Malone recorded in the R.M.C. Office in Deed Book 530, Page 436, July 27, 1955; by Deed of Bonnie Malone recorded in the R.M.C. Office in Deed Book 588, Page 405, December 2, 1957; by Deed of Betty Brewer Moore recorded in the R.M.C. Office in Deed Book 897, Page 426, September 2, 1970; and from the estate of James William Brewer, Probate Court File 632, Apt: 10; and by Deed of J. P. Stevens & Co. recorded in the R.M. C. Office in Deed Book 382, Page 70 on the 18th day of May, 1949.

(13)-235-136-4-8

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 assigns against the grantor(s) and the grantor'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) this 15th day of June 1979

SIGNED, sealed and delivered in the presence of

Francis R. Lettke
Edna W. Bray

Josie C. Brewer (SEAL)
JOSIE C. BREWER

_____ (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 15th day of June 1979

Francis R. Lettke (SEAL)
Notary Public for South Carolina
My commission expires: 11/23/80

Edna W. Bray

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER GRANTOR A FEMALE

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 _____

(SEAL)

Notary Public for South Carolina
My commission expires:

RECORDED this JUN 15 1979 at 4:55 P. M. No. 37233

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