

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TITLE TO REAL ESTATE S.C.

117-350

PM '79

KNOW ALL MEN BY THESE PRESENTS, that JOHN RAINES AND RUBY RAINES, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF L. A. RAINES

in consideration of FORTY FIVE THOUSAND AND NO/100-----(\$45,000.00)-----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 FRANCIS L. McCAUL AND PATRICIA C. McCAUL, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being located on the Southwestern side of Dunklin Bridge Road and being shown and designated as 18.9 acres on plat of property entitled "Property of Rubye Raines" prepared by Century Land Surveying on June 19, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-I at Page 29 and having, according to said plat, metes and bounds as shown thereon.

The 18.9 acre tract consists of a tract containing 17.9 acres and a separate tract containing 1 acre, more or less. The 17.9 acre tract being the same property acquired by the Grantors from the Estate of L. A. Raines who died September 7, 1978 and whose Estate is on file in the Probate Court for Greenville County in Will Apartment 1530, File 15. The Grantor, Rubye Raines, is conveying all of her interest acquired by her from deed of Laura M. Ridgeway recorded on November 23, 1948 in Deed Book 365 at Page 492 and is also conveying all her interest by way of a life estate that she has in the remaining property.

The one acre tract shown on said plat is the same property acquired by the Grantor, Rubye Raines, from Johnny E. Raines by deed of even date and to be recorded herewith.

The Grantor, John Raines, is conveying all of his remainder interest in the 17.9 acre tract referred to herein which interest was acquired by him from the Estate of L. A. Raines whose Estate is on file in the Probate Court for Greenville County in Will Apartment 1530, File 15.

This conveyance is made subject to all restrictions, easements, setback lines, roadways and rights of way of record, including that certain Duke Power Company right of way recorded in the RMC Office for Greenville County in Deed Book 740 at Page 413.

GRANTEES' MAILING ADDRESS: Rt. 3, Dunklin Bridge Road
Honea Path, South Carolina

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 9th day of July, 1979

SIGNED, sealed and delivered in the presence of:

[Signatures of witnesses]

JOHN RAINES (SEAL)
RUBY RAINES, INDIVIDUALLY AND AS EXECUTRIX (SEAL)
OF THE ESTATE OF L. A. RAINES (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 9th day of July, 1979

Notary Public for South Carolina *[Signature]* (SEAL)

My Commission expires 5-29-83

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

9th day of July, 1979 *[Signature]* (SEAL)
Notary Public for South Carolina

My commission expires 5-29-83

RECORDED in S. C. JUL 9 1979 at 3:45 P.M. 512

GREENVILLE COUNTY CAROLINA 40.50

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