

36 Old Augusta Road, Greenville, S. C.  
TITLE TO REAL ESTATE - Griffin & Howard, 111 Pettigru Street, Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
JUL 14 1979  
SHERSLEY

KNOW ALL MEN BY THESE PRESENTS, that Teresa B. McNeill

in consideration of Thirty-three Thousand Nine Hundred Fifty (\$33,950.00) ----- 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 Agnes Louise Fleming, Marie M. Fleming and Learite Fleming, their heirs and assigns, the following described property, to wit:

All that lot of land with the buildings and improvements thereon, situate at the northwest corner of the intersection of Old Augusta Road and Beck Avenue, in the City of Greenville, in Greenville County, S. C., being shown as a portion of Lots 7 and 8 on plat of Augusta Road Ranches, made by Dalton & Neves, Engineers, April, 1941, revised April, 1942, recorded in the RMC Office for Greenville County, S. C. in Plat Book M at Page 47, and having, according to said plat and a survey made by R. K. Campbell, June 9, 1961, the following metes and bounds:

Beginning at an iron pin on the west side of Old Augusta Road, in the center of the front line of Lot No. 7, and running thence along the west side of Old Augusta Road S 4-42 W 65 feet to an iron pin; thence with the curve of Old Augusta Road and Beck Avenue (the chord being S 47-14 W 36.8 feet) to an iron pin on the north side of Beck Avenue; thence along the north side of Beck Avenue S 89-47 W 102.3 feet to an iron pin; thence N 0-13 W 90 feet to an iron pin; thence N 89-47 E 135 feet to an iron pin on the West side of Old Augusta Road, the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

-14-514-212-4-16.1

This is the same property heretofore conveyed to the Grantors herein by deed dated August 6, 1963 from James H. Gann, and recorded August 9, 1963 in the RMC Office for Greenville County in Deed Book 729 at Page 347.

Daniel A. McNeill died on September 2, 1977 and devised the above described property to he grantor herein as will appear according to the records of the Probate Court of Greenville County in Apartment 1484, File 20.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY TAX

GREENVILLE COUNTY  
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SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ JUL 16 79  
37.40

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 14th day of July 19 79

SIGNED, sealed and delivered in the presence of:

*William C. Paskett* (SEAL)  
*Charles Edward* (SEAL)  
*Teresa B. McNeill* (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }

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 14th day of July 19 79

*Charles Edward* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/15/81  
*William C. Paskett*

STATE OF SOUTH CAROLINA } RENUNCIATION 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, 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 14th day of July 19 79

(SEAL)  
Notary Public for South Carolina. 4/15/81  
My commission expires:

RECORDED this JUL 16 1979 at 11:27 A.M. No. 1633

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