

509 Dellwood Drive, Greenville, South Carolina
TITLE TO REAL ESTATE prepared by McDonald, Cox & Elrod, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Vol 1112

KNOWN ALL MEN BY THESE PRESENTS, that I, JAMES H. FERGUSON

in consideration of Forty-Two Thousand, Five Hundred and No/100 (\$42,500.00) 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 RONALD K. WALKER AND APRIL D. WALKER, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate on the south side of Dellwood Drive, in the City of Greenville, in Greenville County, South Carolina, shown as Lot No. 85 on plat of property of Central Development Corp. made by Dalton & Neves, Engineers, October, 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, at Page 22 and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Dellwood Drive, at the joint front corner of Lots No. 84 and 85 and running thence with the line of Lot No. 84 South 10-45 East 182 feet to an iron pin; thence South 70-10 East 80 feet to an iron pin; thence North 59-27 East 52.8 feet to an iron pin; thence North 11-45 East 92.4 feet to an iron pin; thence North 11-09 East 67.6 feet to an iron pin on the south side of Dellwood Drive; thence along the south side of Dellwood Drive North 79-15 West 121 feet to the BEGINNING corner.

(12) 519-274.3-1-161

This is the identical lot of land conveyed James H. Ferguson by James C. Balentine by deed dated February 25, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 473, at Page 162.

This conveyance is made subject to any and all existing reservations, easements, rights-of-ways, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY DOCUMENTARY TAX
46.75
OCT 2 1979

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 2nd day of October 19 79
SIGNED, sealed and delivered in the presence of:
James H. Ferguson (SEAL)
James H. Ferguson (SEAL)
(SEAL)
(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 2nd day of October 1979
Notary Public for South Carolina
My commission expires: 11/4/80

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 2nd day of October 19 79.
Notary Public for South Carolina
My commission expires: 11/4/80

RECORDED this OCT 2 1979 day of _____ 19 _____ at _____ M., No. 11257
at 4:03 P.M.

0.00

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