GREENVILLE CO. S.C.

TITLE TO REAL ESTATE – Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S. C.

NOV 14 11 15 AM '79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C

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KNOW ALL MEN BY THESE PRESENTS, that Hobart Phillips

in consideration of One and 00/100 ($1.00)---------- Dollars,
love and affection
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Athleen P. Coggins, her heirs and assigns, forever:
Route #3, Travelers Rest, S.C. 29690

All that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, and according to plat made by Terry T. Dill, RLS, January 16, 1979, recorded in Plat Book 75, at Page 5, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a County dirt road which point in 945 feet, more or less, in a southeasterly direction from U. S. Highway No. 11 and running thence with the center of said road as the line, S. 67-37 E., 40 feet to the center of a branch; thence with the center of said branch as the line, the following courses and distances, to-wit: S. 09-08 W., 74 feet; S. 07-23 E., 205 feet; S. 73-32 E., 40 feet; S. 22-04 E., 73 feet and S. 38-38 E., 75.9 feet; thence leaving said branch S. 26-46 W., 495 feet to o.i.p.; thence N. 81-09 W., 175 feet to o.i.p.; thence N. 45-43 W., 182.7 feet to iron pin; thence N. 28-02 E., 700 feet to iron pin; thence N. 17-02 E., 195 feet to the point of beginning, containing 5 acres, more or less, and being a portion of the property conveyed to the grantor by deed of L. L. Gerard recorded on October 6, 1956 in Deed Book 562 at Page 504.

This conveyance is made subject to all restrictions, set back 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.

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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 November 19 79.

SIGNED, sealed and delivered in the presence of:

C. Victor Pyle — Hobart Phillips (SEAL)
Lorraine S. Waldrop — (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of November 19 79.

C. Victor Pyle (SEAL)
Notary Public for South Carolina
My commission expires: 11-18-80

Lorraine S. Waldrop

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, 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 November 19 79.

C. Victor Pyle (SEAL)
Notary Public for South Carolina
My commission expires: 11-18-80

Hobart Phillips

RECORDED this NOV 14 1979 day of ____ 19 ____, at 11:15 A.M. No. 16366

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