

26 Templewood Dr.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE FILED

DEC 11 11 23 AM '79
R.M.C. TANKERSLEY

Harry C. Walker 201 E. North St. Greenville, SC

BOOK 1117 PAGE 143

KNOW ALL MEN BY THESE PRESENTS, that we, V. St. C. Allen and Helen M. Allen

in consideration of Two-thousand sixteen and no/100 (\$2,016.00) 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 Sidney T. Cobert and Victoria L. Cobert, their heirs and assigns forever:

All that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina on the E/S of the South Saluda River, being a portion of the property of Dessie M. Ellison made by C.F. Webb, Surveyor, dated November 19, 1959 and recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 13 and being more particularly described as shown on a plat and survey of property of Sidney T. Cobert made by Carolina Surveying Co. dated November 19, 1979, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of a dirt road, joint front corners of property of the Grantor and property of Jack Miller and running thence along the joint line of said properties N. 79-43 W., 176.4 feet to an iron pin; thence continueing along said joint line N. 79-13 W. 569.9 feet to a nail; thence continueing along said joint line N. 84-46 W., 409.5 feet to an iron pin; thence continueing along said joint line N. 81-15 W., 182.7 feet to an iron pin; thence along the line of Saluda River N. 75-27 E. 152.5 feet to an iron pin; thence continueing along the line of said river N. 68-41 E. 119.9 feet; thence S. 83-14 E., 798.3 feet to a nail; thence S. 71-16 E., 376.5 feet to an iron pin in the center of a dirt road; thence along the center of said road S. 51-08 W., 111.6 feet to an iron pin, the beginning corner and containing 3.36 acres, more or less.

The within conveyance is subject to any easements or rights-of-way which may exist on said property or as a matter of record.

Being a part of the property conveyed to the Grantors by Dessie M. Ellison by Deed dated November 23, 1959, and recorded December 2, 1959, in the R.M.C. Office for Greenville County in Deed Book 640 at Page 37.

7-355-6771-1-1.4
OUT OF - 6771-1-1

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) this 10 day of December, 19 79

SIGNED, sealed and delivered in the presence of:

Harry C. Walker
Jeanne B. Bacco

V. St. C. Allen (SEAL)
Helen M. Allen (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
TAX \$ 05 00

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 10 day of December 19 79

Harry C. Walker (SEAL) Jeanne B. Bacco

My commission expires _____

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

10 day of December 19 79

Harry C. Walker (SEAL)

Helen M. Allen

My commission expires _____

RECORDED DEC 11 1979
RECORDED this day of _____ 19 _____

at 11:23 A.M.

GREENVILLE COUNTY DOCUMENTARY TAX
\$ 02.75
DEC 11 1979

0143

4328 RV-2