

Route 3, Box 275

Fountain Inn, S. C. 29644

TITLE TO REAL ESTATE - Offices of William B. James Attorney at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1129 PAGE 492

KNOW ALL MEN BY THESE PRESENTS, that John I. Childress, Jr. and Elizabeth A. Childress

in consideration of Seven Thousand Five Hundred and no/100--(\$7,500.00)----- 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 Joy C. Shugart, her heirs and assigns forever

ALL that certain piece, parcel or tract of land located in Fairview Township, Greenville County, State of South Carolina, being known as Tract No. 5 on a plat prepared by Montgomery Surveying Co., for Paul and Mary Hagler, dated July 31, 1975, being located in CEDAR HILLS Subdivision and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southerly side of Woods Drive, which iron pin is located 950 feet, more or less, West from the intersection of Wood Drive and S. C. Highway #55, and is the joint front corner of Tracts Nos. 4 and 5; and running thence with the Southerly side of Woods Drive, N. 86-12 W., 100.0 feet to an iron pin; thence continuing with the Southerly side of Woods Drive, N. 80-49 W., 104.78 feet to a point at the joint front corner of Tracts Nos. 5 and 6; thence with the joint line of said Tracts S. 5-45 E. 546.43 feet to a point in line of property, now or formerly, of Alvin Smith; thence with said Smith line N. 79-08 E., 200.29 feet to an old iron pin at the joint rear corner of Tracts Nos. 4 and 5; thence with the joint line of said Tracts N. 5-45 W., 484.25 feet to the beginning corner.

-(23)-60-564.2-1-3.8

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

This is the identical property conveyed to the Grantors herein by Deed of Mary E. Bridges Carman dated February 20, 1978, recorded February 21, 1978 in the RMC Office for Greenville County in Deed Book 1073 at Page 969.

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 17th day of July 19 80

SIGNED, sealed and delivered in the presence of:

Sarah P. James
William B. James

John A. Childress (SEAL)
Elizabeth Childress (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
JULY 18 1980
\$ 08.25

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 17th day of July 19 80

William B. James (SEAL)
Notary Public for South Carolina
My commission expires: 3/28/89

Sarah P. James

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 17th day of July 19 80

William B. James (SEAL)
Notary Public for South Carolina
My commission expires: 3/28/89

Elizabeth Childress
GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
\$ 08.25
564.2-1-3.8

RECORDED this 18th day of July, 1980 at 2:26 P/M

0492

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