

✓ Rt. 2; Taylors, S.C. 29857 FILED

4328-747

TITLE TO REAL ESTATE - Prepared by James M. Allison, Greenville, South Carolina
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
JAN 13 PM '80
R.M.C. GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that FRANK S. LEAKE, JR. and JAMES LEAKE, JR.,

in consideration of Fifteen Thousand Five Hundred and 00/100 (\$15,500.00) ----- 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

R. WAYNE JOINES, His Heirs and Assigns, Forever:

All of our right, title and interest in and to that certain piece, parcel or lot of land situate, lying and being in Greenville Township, in the City and County of Greenville, State of South Carolina, and being known and designated as Lot 24 of the Property of Florence Hillhouse as shown on a plat made by R. A. Moore on March 25, 1945 and recorded in the RMC Office for Greenville County in Plat Book O at page 116, reference being had to said plat for a more complete metes and bounds description.

This conveyance is made subject to any restrictions, easements or rights-of-way which are a matter of public record or which an inspection of the premises would or should reveal.

- 15-519-197-2-19

The above-described property is the same in which Frank S. Leake, Sr. acquired an undivided two-thirds (2/3) interest and James L. Leake, Sr. acquired an undivided one-third (1/3) interest by virtue of a deed from John W. Davis dated May 11, 1950 and recorded in the RMC Office for Greenville County on May 12, 1950 in Deed Book 409 at page 167. The said Frank S. Leake, Sr. died in Greenville County on April 9, 1963 as evidenced by the records of the Greenville County Probate Court in Apartment 825, file 9; under the terms of his Last Will and Testament, the said Frank S. Leake, Sr. left a life estate for his wife, Allene (also spelled Aileen) C. Leake, in the subject property and further provided that at her death the property was to pass to the grantor herein, Frank S. Leake, Jr., for his life with full power to sell; Allene C. Leake died on July 11, 1972 as evidenced by the records of the Probate Court for Greenville County in Apartment 1239, file 17. The said James Louis Leake, Sr. died on January 5, 1961 as evidenced by the records of the Probate Court for Greenville County in Apartment 756, file 7; under the terms of his Last Will and Testament, he left a life estate in the subject

- See Over -

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, 1980

SIGNED, sealed and delivered in the presence of:
James M. Allison (SEAL)
Jean E. Howard (SEAL)
Frank S. Leake Jr. (SEAL)
James Leake Jr. (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 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 1980
James M. Allison (SEAL)
Notary Public for South Carolina. Jean E. Howard
My Commission expires 11/19/86

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 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 1980
James M. Allison (SEAL)
Notary Public for South Carolina. Ruth M. Leake
My Commission expires 11/19/86

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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