

No Title Examination

P.O. Box 176, Greenville, S.C. 29613

TITLE TO REAL ESTATE prepared by FRED N. McDONALD

, Attorney at Law BOOK 1162 PAGE 686

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that I, TROY BROWN,

in consideration of ---Two Hundred and No/100 (\$200.00)----- 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

J. W. JAMES AND SARAH M. JAMES, their heirs and assigns, forever:

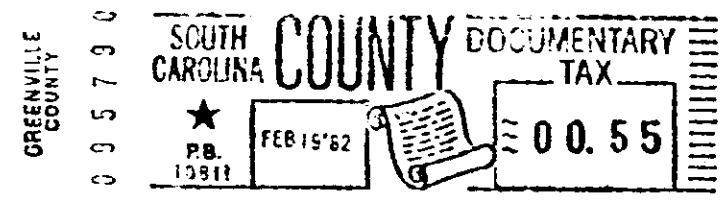
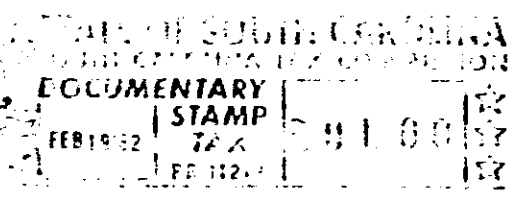
ALL that certain, piece, parcel or tract of land situate, lying and being on the northern side of Packs Mountain Ridge Road, in Greenville County, State of South Carolina, being known as that certain 0.23 acre tract as will appear by reference to survey for J. W. James made by Lindsey & Associates, Inc., dated November 23, 1981, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Packs Mountain Ridge Road and running thence S. 65-30 W. 387 feet to an iron pin; thence N. 6-0 E. 60 feet to an iron pin; thence N. 73-45 E. 360.28 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to Troy Brown by deed from Dero Jackson, et al, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 237 at Page 265 on September 19, 1941.

3(315) OUT OF 6431-1-35

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



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.

WITNESSE the grantor's(s') hand(s) and seal(s) this 12<sup>th</sup> day of February, 19 82.

SIGNED, sealed and delivered in the presence of:

Fred N. McDonald  
[Signature]

Troy Brown (SEAL)  
Troy Brown (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 12<sup>th</sup> day of February, 19 82

[Signature] (SEAL)

Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

Fred N. McDonald

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 12<sup>th</sup> day of FEBRUARY 19 82.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

Notary Public for South Carolina.  
My commission expires: \_\_\_\_\_

RECORDED this FEB 19 1982 day of \_\_\_\_\_ 19 \_\_\_\_\_ at 11:08 A. M., No. 18652

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