

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, Eugene V. Martin, Jr. and Peggy A. Martin

in consideration of Twenty Eight Thousand Four Hundred Fifty and No/100 (\$28,450.00) 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 James R. Wilson, Jr., his heirs and assigns forever;

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot 4, being 5.69 acres, on plat of Club View Ranchetts recorded in the RMC Office for Greenville County in Plat Book 5-F at page 78, reference to said plat is hereby made for a more complete description.

18 (65) 555.2-1-46

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

This being the same property conveyed to Grantor by deed of H.B. Cooper recorded in the RMC Office for Greenville County in Deed Book 1137 at page 625 on November 20, 1980.

Grantee's Address: 106 Grove Rd.  
Greenville, S.C.

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 19th day of January, 19 83.

SIGNED, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*

*Eugene V. Martin, Jr. by Peggy A. Martin* (SEAL)  
EUGENE V. MARTIN, JR., by his attorney  
in fact, Peggy A. Martin (see Power of (SEAL)  
Attorney recorded in Deed Book 1180 page 188) (SEAL)  
*Peggy A. Martin* (SEAL)  
PEGGY A. MARTIN

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 19th day of January 19 83.

*[Signature]* (SEAL)  
Notary Public for South Carolina  
My commission expires 3-27-89

*[Signature]*

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 19th day of January 19 83.

*[Signature]* (SEAL)  
Notary Public for South Carolina  
My commission expires 3-27-89

*Peggy A. Martin*  
PEGGY A. MARTIN

RECORDED this JAN 24 1983 at 11:09 A. M., No. 1181-229

DO NOT PUBLISH

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