

1408 Boiling Springs Road, Greer, S. C. 29651

1214 59

NO TITLE EXAMINATION

TITLE TO REAL ESTATE prepared by FRED N. McDONALD, Attorney at Law

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that I, Richard J. Ross,

in consideration of One and No/100 Dollars (\$1.00), Love and Affection,

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the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Thalia C. Ross, her heirs and assigns, forever:

All my right, title and interest in and to: ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, situated on a road leading from the old Spartanburg by way of Boiling Springs School to the Pelham Road near the Billie Greer Place and having the following metes and bounds: BEGINNING at a white Oak on west side of a branch, and having the following metes and bounds, N. 2-1/4 E. 3.665 chains to iron pin; thence N. 56-1/4 E. 1.60 chains to iron pin on west side of a public road, thence S. 46-1/2 E. 4.09 on Hayeird line, S. 60.70 W. 4.42 chains to iron pin at pasture fence, thence N. 51-1/4 W. .67 of a chain and to beginning corner, adjoining lands of a Mr. Heyvierd, and containing one and one-fifty (1-1/5) acres, more or less, according to survey made by J. Earle Freeman, Mar. 17, 1942; this being the same property conveyed to James Ross by deed from R. W. Ross dated March 17, 1942, and recorded in the R.M.C. Office on April 1, 1942, in Deed Book 243 at Page 339. That James Ross died intestate, leaving as his heirs at law Richard J. Ross and Thalia C. Ross, as appears by records of the Greenville County Probate Court, Apartment 1758 File 14. 16-195-538.4-1-16

ALSO: ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township being shown and designated as a 1.57 acre tract of plat of property of J. R. Ross prepared by Gould & Assoc., Surveyors, on September 12, 1980, and according to said plat as having the following metes and bounds, to wit: BEGINNING at an old iron pin on the bank of Boiling Springs Road and running thence S. 87-03 W. 273.8 feet to a new iron pin; thence S. 0-11 W. 299.8 feet to a new iron pin on the bank of the creek; thence with the creek as the line having a traverse line of S. 83-45 E. 195 feet to a point; thence N. 2-15 E. 241.6 feet to an old iron pin; thence N. 56-15 E. 105.6 feet to a new iron pin on the bank of Boiling Springs Road; thence up bank of Boiling Springs Road; thence N. 27-36 W. 39.5 feet to the point of beginning, and containing according to said plat 1.57 acres; this being the same property conveyed to J. R. Ross by deed from R. W. Ross dated September 15, 1980, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1133 at Page 779 on September 18, 1980. That J. R. Ross died intestate, leaving as his heirs at law Richard J. Ross and Thalia C. Ross, as appears by records of the Greenville County Probate Court, Apartment 1753, File 14.

(SEE REVERSE SIDE)

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 24th day of February 19 84.

SIGNED, sealed and delivered in the presence of:

[Signature]

Richard J. Ross (SEAL)  
Richard J. Ross (SEAL)

(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 24th day of February, 19 84.

[Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires: 10/29/90

[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, 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 19 day of \_\_\_\_\_

(SEAL)  
Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M. No \_\_\_\_\_