

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE
Know All Men by These Presents:

That JOHN M. JEFFCOAT, hereafter referred to as Grantor, in consideration of the sum of SEVENTY-SEVEN THOUSAND FIVE HUNDRED (\$77,500.00) DOLLARS, paid to Grantor by ELLIS A. PEARCE, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, ELLIS A. PEARCE, her Heirs and Assigns, forever;

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the south side of Newman Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 56 on revised plat of "McDaniel Heights" made by Dalton and Neves, Engineers, August, 1942, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book L, at page 46, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Newman Street at joint front corner of Lots Nos. 56 and 57, said pin also being 135 feet east from the southeast corner of the intersection of Newman Street and Belmont Avenue, and running thence with the south side of Newman Street, N 87-50 E 70 feet to a stake at joint front corner of Lots 55 and 56; thence with the line of Lot No. 55, S 4-16 E 170.5 feet to an iron pin; thence S 85-50 W 74.5 feet to an iron pin; thence N 4-10 W 10 feet to an iron pin; thence S 85-50 W 20 feet to an iron pin at joint rear corner of Lots No. 56 and 57; thence with the line of Lot No. 57, N 4-23 E 164.3 feet to an iron pin on the south side of Newman Street at joint front corner of Lots Nos. 56 and 57, the point of beginning.

This property is subject to all restrictions and rights-of-way which may appear of record, on the recorded plat or on the premises.

DERIVATION: This is the same property devised to the Grantor under the will of Ida Mae Cannon who died on July 18, 1979. Her Will is on file in Probate Court for Greenville County in Apt. 1568, File 17.

26-500-67.5-4-14

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining:

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 13th day of July, 1984.

Signed, Sealed and Delivered in the Presence of

Wanda C. Hubbe
W. Dymn Shetter

John M. Jeffcoat (Seal)
JOHN M. JEFFCOAT (Seal)
(Seal)
(Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

13th day of July, 1984
Wanda C. Hubbe (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1989 10-8-89

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

N/A

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of _____.

GIVE

My C.
Recor:

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL 16 1984
P.B. 1981
85.25

RECORDED JUL 16 1984 at 11:11 AM 1984

1576

4328-11-2