

JAMES R. MANN, Attorney at Law, Greenville, S. C. 29601

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Grantee's address:

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

118 W. Mountain View Ave.  
Greenville, S. C. 29609

KNOWN ALL MEN BY THESE PRESENTS, that I, Martin F. Rodgers, Jr.

in consideration of Four Thousand and no/100ths ----- Dollars,

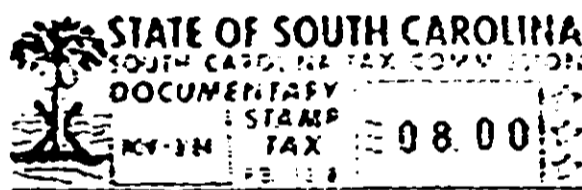
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James R. Mann, Jr., his heirs and assigns forever,

ALL that lot of land, with the improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Rutherford Road, and having, according to a plat by C. O. Riddle, Surveyor, recorded in the R. M. C. Office for Greenville County in Plat Book VV, Page 167, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern edge of the sidewalk on Rutherford Street, joint front corner with property formerly belonging to Madge Garrett, and running thence with the Garrett line S. 66-05 E. 56.3 feet to an iron pin on a 20-foot alley; thence with said alley S. 20 W. 33.83 feet to an iron pin; thence N. 66-05 W. 61.33 feet to an iron pin on the southeastern edge of the sidewalk on Rutherford Street; thence with the edge of said sidewalk, N. 28-31 E. 33.86 feet to the point of beginning. -12 - 500 - 177 - 10 - 30.1

ALSO: All my right, title and interest in and to an easement for ingress and egress over a 20-foot alley along the eastern edge of the above lot and over a 10-foot alley running over property of Grady L. Floyd, et al., said easement being described in a deed from Grady L. Floyd, et al., recorded in the R.M.C. Office for Greenville County in Deed Book 274, Page 77.

The above described property is the same conveyed to me by C. C. Coleman, Jr., by deed recorded on July 20, 1983, in the R. M. C. Office for Greenville County in Deed Book 1192, Page 690.



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 26th day of April 19 81

SIGNED, sealed and delivered in the presence of:

*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_

*Martin F. Rodgers, Jr.* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_ (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 26th day of April 19 81

*[Signature]* (SEAL)  
Notary Public for South Carolina  
My commission expires Jan. 24, 1990

*[Signature]*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER GRANTOR UNMARRIED

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 grantor(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 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

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

11269

RECORDED this \_\_\_\_\_ day of NOV 9 1984 \_\_\_\_\_ at \_\_\_\_\_ M.S.

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