

COUNTY OF GREENVILLE

1977 12 28

KNOW ALL MEN BY THESE PRESENTS, that I, Maxwell T. Watson,

in consideration of Thirty-One Thousand and No/100 (\$31,000.00) 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 Roger D. Poole and Nancy S. Poole, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the easterly side of Bear Grass Drive, near the City of Greenville, South Carolina, and being shown as Lot No. 41 on the plat of Biltmore as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Y, at Page 147, and having, according to a more recent survey made by H. C. Clarkson, Jr., dated October, 1964, entitled property of Maxwell T. Watson, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Bear Grass Drive, said pin being the joint front corner of Lots 41 and 42 and running thence with the common line of said lots, S. 75-14 E. 137.8 feet to an iron pin, joint rear corner of Lots 41 and 42; thence, S. 3-15 E. 78.8 feet to an iron pin, joint rear corner of Lots 40 and 41; thence with the common line of said lots, N. 75-14 W. 162.2 feet to an iron pin on the easterly side of Bear Grass Drive; thence with the easterly side of Bear Grass Drive, N. 14-46 E. 75 feet to an iron pin, the point of beginning..

This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

This is the same property conveyed to the Grantor herein by deed of John Clark Cothran dated October 9th, 1964, and recorded in the RMC Office For Greenville County, South Carolina, in Deed Book 759, at Page 325.

*Said survey being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-X, at Page 20.

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 27th day of December 1977.

SIGNED, sealed and delivered in the presence of:

Maxwell T. Watson (SEAL) Maxwell T. Watson

William J. Barnes Nancy S. Barnes

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and in due oath that (she saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within deed and that (she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of December 1977.

William J. Barnes (SEAL) Notary Public for South Carolina

Nancy S. Barnes

My commission expires: 9/22/82

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PENUNCIATION 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, duress 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of December 1977.

William J. Barnes (SEAL) Notary Public for South Carolina

Jamie K. Watson

My commission expires: 9/22/82

RECORDED this day of

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