

TITLE TO REAL ESTATE - Prepared by **PYLÉ & LEAPHART**, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } PH '79
COUNTY OF GREENVILLE } ASLEY

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KNOW ALL MEN BY THESE PRESENTS, that **Berry C. Grooms and Doris R. Grooms**

in consideration of **One and 00/100 (\$1.00)**----- 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 **Earl C. Riddle and Sandra G. Riddle, their heirs and assigns, forever:**
215 Covington Road, Greenville, S. C. 29609

All that piece, parcel or strip of land being triangular in shape, situate, lying and being in Greenville County, South Carolina, being a portion of Lot No. 2 on Plat of property of J. L. Johnson, plat of which is recorded in Plat Book CC, at Page 125, and having the following metes and bounds, to-wit: **- 5-355- pt of 670.1-1-8 -> 0.22 Ac out of 670.1-1-9**

BEGINNING at a point in the center of access road at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of said lots N. 50-30 E., 376 feet to a point in the center of Mack Creek; thence in a northerly direction with the center of said Creek as the line 50 feet to a point in the rear line of Lot No. 2; thence a new straight line through Lot No. 2, 400 feet, more or less, to the point of beginning.

This being a portion of the property conveyed to the grantors herein by deed of **Walter R. Kelly and Ruth S. Kelly** recorded in the RMC Office for Greenville County on September 24, 1971 in Deed Book 926 at Page 44.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

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 **28th** day of **September** 19 **79**.

SIGNED, sealed and delivered in the presence of:

Jessamine G. Waldrop
Rhonda K. Hockenberry

Berry C. Grooms (SEAL)
BERRY C. GROOMS
Doris R. Grooms (SEAL)
DORIS R. GROOMS
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 **28th** day of **September** 19 **79**.

Jessamine G. Waldrop
Notary Public for South Carolina **6-30-86**
My commission expires:

Rhonda K. Hockenberry

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 **28th** day of **September** 19 **79**.
Jessamine G. Waldrop (SEAL)
Notary Public for South Carolina. **6-30-86**
My commission expires:

Doris R. Grooms

RECORDED this **SEP 28 1979** day of _____ 19 _____ at _____ M. No. _____

at **1:43 P.M.**

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