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REC'D 446 PAGE 291

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, LILLIE FARNSWORTH R.M.C. GREENVILLE COUNTY

Know All Men by These Presents:

That we, Joe L. Coleman and Larry Pace, of Greenville County, in the State aforesaid, in consideration of the sum of Three Hundred Fifty (\$350.00) - - - - - DOLLARS.

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said John Richard Rochester, his heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville, on corner of Calhoun Avenue and Richards Avenue, being shown and designated as Lot Number Forty Two (No. 42) on a revised plat of subdivision known as "Parker Heights", made by Dalton & Neves, Engrs., May 1946, recorded in Plat Book "P" at page 43 in R.M.C. office for said County, and, according to said plat having the following metes and bounds, to-wit:

BEGINNING AT AN IRON PIN, on the southeastern corner of Calhoun Avenue and Richards Avenue, and running thence with Richards Avenue, S. 80-06 E. 160.3 feet to an iron pin, joint corner of Lots Nos. 41 and 42; thence with the rear line of Lot No. 41, N. 30-45 E. 42.6 feet to an iron pin, joint corner of Lots Nos. 42 and 43; thence with the line of Lot No. 43, N. 59-15 W. 150 feet to an iron pin on the southern side of Calhoun Avenue; thence with Calhoun Avenue, S. 30-45 W. 99.3 feet to an iron pin, the beginning corner.

This is the same property conveyed to Joe L. Coleman by P. R. Long, E. M. Arnold and D. V. Langley by deed dated April 29, 1947, recorded in Vol. 311, page 250, in said R. M. C. office.

This conveyance is executed, also, by Larry Pace, to convey any and all interest he may have in said property by reason of his having constructed a two-room residential building on said premises under a contract to purchase the property from said Joe L. Coleman.



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(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)'s Heirs and Assigns against the grantor(s) and the grantor(s)'s Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)'s hand and seal this 24th day of November in the year of our Lord One Thousand Nine Hundred and Fifty One.

Signed, Sealed and Delivered in the Presence of

John C. Henry, Harold H. Rochester

Joe L. Coleman, Larry Pace

(Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Harold H. Rochester,

and made oath that he saw the within named grantor(s) Joe L. Coleman and Larry Pace, sign, seal and as their act and deed deliver the within written deed, and that he, with John C. Henry, witnessed the execution thereof.

Sworn to before me this 24th day of November, A. D. 19 51.

John C. Henry, Notary Public for South Carolina

Harold H. Rochester

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John C. Henry, a Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Erthia Coleman, and Mrs. Myrtle Pace, wife of the within named Joe L. Coleman and Larry Pace, respectively, 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 John Richard Rochester, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 24th day of November, A. D. 19 51.

John C. Henry, Notary Public for South Carolina

Mrs. Erthia Coleman

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 26th day of November 19 51 at 1:13 P. M., No. 27064

132-2-24