

TITLE TO REAL ESTATE-Prepared by Haynsworth, Perry, Bryant, Marion & Johnst

STATE OF SOUTH CAROLINA,

County of GREENVILLE



BOOK 829 PAGE 545



in the State aforesaid,

KNOW ALL MEN BY THESE PRESENTS That I, M. P. NIVEN,

in consideration of the sum of Ten Thousand and No/100ths (\$10,000.00)----- 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 COY W. CARSON:

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot Number Nineteen (19) of Section One of Chanticleer, as shown by a plat thereof made by R. K. Campbell, dated September 29, 1962, and recorded in the RMC Office for Greenville County in Plat Book YY at page 97, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 18 and 19 on the north-eastern side of Chanticleer Drive, and running thence with the northeastern side of Chanticleer Drive N. 32-54 W. 46 feet to an iron pin; thence still with the northeastern side of Chanticleer Drive N. 43-22 W. 74 feet to an iron pin at the joint front corner of Lots 19 and 20; thence with the line of Lot 20 N. 41-23 E. 223.4 feet to an iron pin on the line of F. H. Earle property; thence with the line of F. H. Earle property S. 28-21 E. 175 feet to the joint rear corner of Lots 18 and 19; thence with the line of Lot 18 S. 55-37 W. 187.7 feet to the beginning corner.

This property is subject to easements and restrictions shown on said plat and to restrictive covenants recorded in the RMC Office for Greenville County in Vol. 713 at page 221 and Vol. 716 at page 321.

This is a portion of the property conveyed to the grantor herein by Chanticleer, Inc. by its deed dated August 30, 1963 and recorded in the RMC Office for Greenville County in Deed Book 731 at page 145.

Grantee is to pay 1967 taxes.

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, 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 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 29th day of September in the year of our Lord One Thousand Nine Hundred and Sixty-seven.

Signed, Sealed and Delivered in the Presence of

Barbara G. Payne (Signature)

M. P. Niven (Signature and Seal)

STATE OF SOUTH CAROLINA } Personally appeared before me Barbara G. Payne
County of GREENVILLE } and made oath that s he saw the within named grantor(s) sign, seal and as his
act and deed deliver the within written deed, and that s he, with Sidney L. Jay witnessed the execu-
tion thereof.

Sworn to before me this 29th day of September, A. D. 19 67.
Notary Public for South Carolina (Seal) Commission Expires January 1, 1970

Barbara G. Payne (Signature)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
County of GREENVILLE } I, Sidney L. Jay,

do hereby certify unto all whom it may concern, that Mrs. Felicia B. Niven wife of the within named M. P. Niven 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 the grantee(s), 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 29th day of September, A. D. 19 67.
Notary Public for South Carolina (Seal) Commission Expires January 1, 1970

Felicia B. Niven (Signature and Seal)

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