

JAN 16 3 16 PM '70

VOL 883 PAGE 7

TITLE TO REAL ESTATE—Offices of WILLIAM B. JAMES, Attorney at Law, Suite 66, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Louise R. McKinney, Ruby R. Hunnicutt, Jack L. Rodgers, Evelyn R. Gaines, Alma R. Batson and James H. Rodgers, Jr.

in consideration of ONE DOLLAR, LOVE AND AFFECTION----- 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 Joseph A. Rodgers, Jr., his heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being at or near Conestee, South Carolina being shown upon a plat of property entitled "Survey for Ruby R. Hunnicutt" dated the 16th day of April, 1969 and prepared by Carolina Engineering & Surveying Co., a copy of which is recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on Pine Street, said point being 127.9 feet from the southeastern corner of the intersection of Pine Street with Third Avenue; thence with the southeastern side of Pine Street N. 82-21 E. 74.3 feet; thence S. 4-17 W., 120 feet to a point; thence S. 82-0 W. 97 feet to a point; thence N. 14-30 E. 127 feet to the point of beginning.

This being a portion of the property conveyed to Ethel Rodgers and Joseph A. Rodgers by deed of Belton Sims recorded in Deed Book 161 at Page 543. Joseph A. Rodgers died intestate August 25, 1956 and his interest passed to his widow and four children. The children conveyed their interest to their mother by deed recorded in Deed Book 570 at Page 113. Ethel Rodgers died intestate on December 26, 1968 leaving as her sole heirs her three living children: Louise R. McKinney, Ruby R. Hunnicutt and Joseph A. Rodgers, Jr. and the children of James Harold Rodgers, who died in 1958, who are Jack L. Rodgers, Evelyn R. Gaines, Alma R. Batson and James Harold Rodgers, Jr.

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 25th day of April 19 69  
SIGNED, sealed and delivered in the presence of:  
*Louise R. McKinney* (SEAL)  
*Ruby R. Hunnicutt* (SEAL)  
*Alma R. Batson* (SEAL)  
*Evelyn R. Gaines* (SEAL)  
*James H. Rodgers Jr.* (SEAL)  
*Jack Lee Rodgers* (SEAL)  
*Leo Howard Hay*  
*Andrew J. Mann*

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 the other witness subscribed above witnessed the execution thereof.  
SWORN to before me this 16 day of January 19 70.  
*Leo Howard Hay* (SEAL)  
*Andrew J. Mann*  
Notary Public for South Carolina.  
My commission expires January 1, 1970.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } RENUNCIATION 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, dread 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 16 day of January 1970.  
*Leo Howard Hay* (SEAL)  
*Man Rodgers*  
*Jewel P. Rodgers*  
Notary Public for South Carolina.  
My Commission expires January 1, 1970.  
RECORDED this 16th day of January 19 70 at 3:16 P. M., No. #16026

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Out of 416-1-13