

MAY 23 4 43 PM '70

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Ernest E. Coker

in consideration of One and 00/100 (\$1.00) Dollar, and love and affection for my ~~daughter~~  
**step-daughter,**  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto Kathleen Ayers, her heirs and assigns forever:

ALL that certain lot of land with improvements thereon, lying, being and situated in Grove Township, in the County of Greenville, State of South Carolina, containing 1 acre, in accordance with plat for E. E. Coker by Campbell & Clarkson, dated April 21, 1970, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the northwestern corner of Grantor's property and running thence S. 1-37 E. 201 feet to an iron pin; thence N. 60-34 E. 292 feet to an iron pin; thence N. 29-12 W. 177 feet to an iron pin; thence S. 60-48 W. 199 feet to an iron pin, being the point of beginning.

ALSO: An easement for right of ingress and egress, beginning at the intersection of Grantor's property line with Averison Road and Reedy Forks Road, and running thence along the property line of E. E. Coker, N. 1-37 W. 290 feet, more or less, to an iron pin on property above described; thence N. 60-34 E. 20 feet to a point; thence S. 1-37 E. 290 feet, more or less to a point in Averison Road; thence along the center of Averison Road 20 feet, more or less, to the point of beginning.

This conveyance is to give Grantee an easement for ingress and egress from said lots to property hereinabove conveyed.

This is a portion of the property as conveyed to Grantor by deed from Joe Cooper, recorded in the RMC Office for Greenville County.

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 29th day of April, 1970.  
*Ernest E. Coker* (SEAL)

SIGNED, sealed and delivered in the presence of:  
*[Signature]* (SEAL)  
*[Signature]* (SEAL)  
*[Signature]* (SEAL)  
*[Signature]* (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.  
SWORN to before me this 29th day of April, 1970.  
*[Signature]* (SEAL) *[Signature]*  
Notary Public for South Carolina.  
My Commission expires: 1/1/71.

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 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 29th day of April, 1970.  
*[Signature]* (SEAL) *[Signature]*

Notary Public for South Carolina  
My Commission expires: 1/1/71.  
RECORDED this 29th day of May 1970 at 4:43 P. M., No. #26233

116-507-2-1-13