

W 1031 1976

TITLE TO REAL ESTATE- Offices of HILL, JAMES & WYATT, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
FEB 19 12 51 P.M. '76  
DONNIE S. TANFERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Furman D. Rochester

in consideration of ---Thirty-three Thousand and No/100 (\$33,000.00) ----- 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 Ronald D. Wilbanks and Sandra L. Wilbanks, their heirs and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, on the Southern side of a road, about three miles Northwest of Greer, being known and designated as Lot No. 1 of the Property of W. Dennis Smith and shown on plat prepared by John A. Simmons, Reg. Surveyor, dated February 15, 1964, amended March 15, 1966, said amend plat being recorded in Plat Book GGG at Page 390 in the R.M.C. Office for Greenville County, and having, according to said amended plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of said road at the joint front corner of Lots 1 & 2 as shown on said amended plat and running thence with the joint line of said lots, S. 0-05 W. 225 feet to an iron pin on Roy Chandler's line; thence, with said line, S. 89-55 E. 167 feet to an iron pin; thence N. 0-05 E. 225 feet to an iron pin on the Southern side of said road; thence with said road, N. 89-55 W. 167 feet to the point of beginning.

287 - 537.4 - 1 - 39.2

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting subject property.

This is the same property conveyed to the grantor herein by deed dated February 17, 1971, and recorded in the R.M.C. Office for Greenville County on February 17, 1971, in Deed Book 908 at page 607.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 18th day of February 19 76.

SIGNED, sealed and delivered in the presence of:

Furman D. Rochester (SEAL)

Carol H. Maddox  
William D. Blum



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PRC

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 18th day of February ----- 19 76

William D. Blum (SEAL)  
Notary Public for South Carolina

Carol H. Maddox

My Commission Expires: June 17, 1979

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)' 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 18th day of February, 1976  
William D. Blum (SEAL)  
Notary Public for South Carolina

Clara L. Rochester

My Commission Expires

RECORDED this \_\_\_\_\_ day of FEB 19 1976 at 12:51 P. M., No. 21049

8298  
0798

4328 RV-2