

RT 3 Pelzer, S.C. 29669

Prepared by BRUCE E. POAG, Attorneys at Law, Greenville, S. C.

Vol 1044 No 837

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That CHARLES J. MATHIS AND JEAN ANDREWS MATHIS hereafter referred to as Grantor, in consideration of the sum of TWO THOUSAND SIX HUNDRED (\$2,600.00) DOLLARS, paid to Grantor by JAMES W. CAPPS hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns forever:

ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, in the old Eastview School district, approximately two miles from Pelzer, South Carolina and 1.5 miles southeast from State Highway S-23-52 and containing 3.15 acres, and having, according to a plat made by Freeland and Associates, May 24, 1975, to be recorded herewith, the following metes and bounds, to-wit:

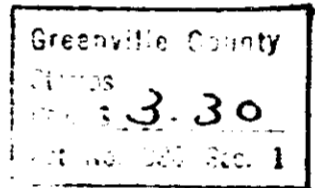
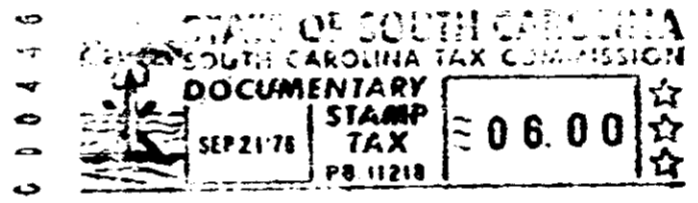
BEGINNING at an iron pin on the southerly side of an old unnamed dirt road and running thence with the line of property now or formerly of Rogers S. 24-07 E. to the center of a branch; thence with the center line of the branch N. 20-29 E. 21.0 feet to a point; thence still with the center line of said branch S. 85-29 E. 174 feet to a point; thence N. 84-31 E. 50 feet to a point; thence leaving said branch and running through an iron pin N. 28-24 W. 713.0 feet with the line of property of the Grantors to an iron pin on the southerly side of said old unnamed dirt road; thence with the southerly side of said road N. 67-25 W. 235.2 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Grantors by the Deed of Etrulia Andrews, dated May 20, 1975, and recorded in the RMC Office in Deed Book 1018, at Page 534.

The above described property is conveyed subject to any and all rights of way or easements that are recorded or as may appear on the property.

200 AS
4012000 21M

- 110-612.2-1-29.1
OUT OF 612.2-1-29



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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 19th day of October 1976.

Signed, Sealed and Delivered in the Presence of
Louise Taylor
Barbara Lee

Charles J. Mathis (Seal)
Jean Andrews Mathis (Seal)
Grantor (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 19th day of October, 1976
Barbara Lee (Seal)
Notary Public for South Carolina
My Commission expires 6/14/83

Louise Taylor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Jean Andrews Mathis, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this 19th day of October, 1976
Barbara Lee (Seal)
Notary Public for South Carolina
My Commission expires 6/14/83

Jean Andrews Mathis

Recorded this 21 day of Oct. 1976 at 4:12 P. M. No. 11102

4328 (N-2)