

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

1088 522

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Charles Frank Bayne

in consideration of Twenty Thousand (\$20,000.00) ----- Dollars,

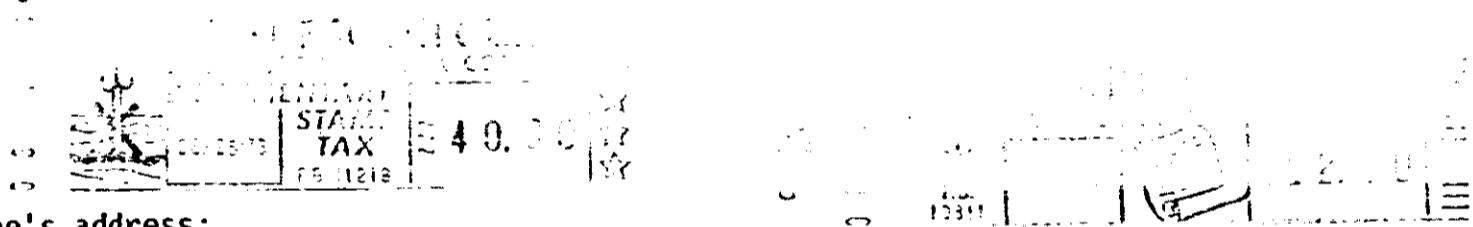
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto WALTER COLEMAN, his heirs and assigns:

All that tract of land in the county of Greenville, state of South Carolina, containing 19.6 acres shown on survey for H. O. & L. D. Bayne Estate dated September 21, 1977, revised July 20, 1978, by W. R. Williams, Jr., RLS, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at a point in the center of Tubbs Mountain Road, at a bridge over a creek, and running thence with the center of said creek as the line N. 51-26 W. 75.6 feet to an iron pin; thence continuing with the center of said creek N. 44-14 W. 554.8 feet to an iron pin; thence S. 74-25 W. 1028.6 feet to an iron pin in line of Coleman property; thence with the line of said property S. 17-21 E. 740 feet to an o.i.p. corner of Batson property; thence with the line of said property N. 72-08 E. 1221 feet to a point on the west side of Tubbs Mountain Road; thence N. 18-18 E. 172.3 feet to the beginning point.

This is a portion of the same property conveyed to the grantor by Helen Venetia Guest and Mamie Louise Powell by deed dated April 1, 1978 recorded in deed vol. 1079 page 967 of the RMC Office for Greenville County, S. C. -367-503.3-1-25.4

This conveyance is made subject to all restrictions, easements and rights of way over the above described land and of public record or obvious from inspection of the property. -367-503.3-1-25



Grantee's address:  
Route # 3  
Travelers Rest, S. C. 29690

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 23 day of SEPTEMBER, 19 78.

SIGNED, sealed and delivered in the presence of:

*Charles Frank Bayne* (SEAL)  
Charles Frank Bayne

*James C. Lindsay* (SEAL)

*Benobia C. Hall* (SEAL)

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Subscribed to before me this 23 day of SEPTEMBER 19 78

*Benobia C. Hall* (SEAL) *James C. Lindsay* (SEAL)  
Notary Public for South Carolina  
My commission expires: 11-12-79

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GRANTOR, WIDOWER.  
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

20 day of SEPTEMBER, 1978

*James C. Lindsay* (SEAL)  
Notary Public for South Carolina.  
My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of SEP 25 1978 at 11:26 A. M. No. \_\_\_\_\_

4328 RV-2