

TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS, Willie Charles Black died intestate on August 1, 1976, leaving as his sole heirs and distributees his brother and sisters Betty Jean Laster, Sarah Frances Black, Richard Allen Black and Theresa Diane Evans and his mother Leonatha Black, all of which are sui juris except Richard Allen Black who is 16 years of age, and WHEREAS Betty Jean Laster, Sarah Frances Black and Theresa Diane Evans are desirous of conveying all their respective undivided interest in the following described property to their mother Leonathy Black so that she may own the entire fee except that interest of the minor child, Richard Allen Black.

KNOW ALL MEN BY THESE PRESENTS, Betty Jean Laster, Sarah Frances Black, Theresa Diane Evans,

in consideration of One and No/100 (\$1.00) Dollar, love and affection the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Leonathy Black, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Simpsonville, Grove Township, on the south side of Charlie Black Road and being more particularly described according to a plat entitled, "Property of Willie Charles Black", prepared by Campbell and Clarkson, Surveyors, Inc., dated September 19, 1972, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "4U", at Page 141, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Charlie Black Road, which point is approximately 2206 feet from the intersection of Charlie Black Road with Gunte Road, and running thence N. 29-31 E. 213.2 feet to an iron pin on Charlie Black Road; thence continuing with Charlie Black Road N. 33-23 E. 138.5 feet to an iron pin; thence S. 17-06 E. 330.5 feet to an iron pin near a spring; thence S. 61-21 W. 167.9 feet to an iron pin; thence N. 54-11 W. 162.6 feet to an iron pin; the point of beginning and containing 1.3 acres, more or less.

This is the same property conveyed to Willie Charles Black by Charlie Black, which deed is recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 956, at Page 570, dated September 22nd, 1972.

This deed is made subject to any restrictions, easements or rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

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 1st day of October 19 76

SIGNED, sealed and delivered in the presence of:
Betty Jean Laster (SEAL)
Sarah Frances Black (SEAL)
Theresa Evans (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of October 19 76
Julius Aiken (SEAL)
Notary Public for South Carolina.
My commission Expires: 9/22/82

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY - WOMEN GRANTORS
COUNTY OF } 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
day of 19
Notary Public for South Carolina. (SEAL)

RECORDED this day of OCT 6 1978 at 10:54 A. M. No. 10979

FILED GREENVILLE CO. S.C.

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