

JUL 6 10 13 AM 1961

BOOK 617 PAGE 217

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



Know All Men by These Presents:

That We, E. F. Cunningham and Rose M. Cunningham, in the State aforesaid, in consideration of the sum of TWENTY-FOUR THOUSAND, FIVE HUNDRED (\$24,500.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

CHARLES L. LARSEN AND MARY M. LARSEN, Their 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, Chick Springs Township, being known and designated as Lot No. Two (2) of a Subdivision known as Rosedale as shown on a Plat thereof prepared by C. O. Riddle, R.L.S.; February, 1959; revised May and June, 1960, and recorded in the R.M.C. Office for Greenville County in Plat Book "QQ", at Pages 112, and 113, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Rosemary Lane, approximately 152 feet from it's intersection with Edwards Road, and at the joint front corners of Lots Nos. 1 and 2, and running thence N. 11-42 E. 162.6 feet to an iron pin; Thence S. 73-52 E, 100.3 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; Thence along the common line of Lots 2 and 3 S. 11-42 W, 176.8 feet to an iron pin on Rosemary Lane, the joint front corner of Lots Nos. 2 and 3; Thence N. 78-18 W, 100 feet along Rosemary Lane to the point of beginning.

THIS property is also conveyed subject to a ten (10) foot drainage easement shown on the plat thereof on the Northeast side of said lot; said Plat being recorded in Plat book "QQ", at Pages 112 and 113.

ALSO: That certain piece and parcel of land on the South side of Rosemary Lane beginning at an iron pin at the intersection of Rosemary Lane with Edwards Road and running thence S 78-18 E., 187.3 feet to an iron pin in the center of a drainage easement, the same being the Northwest front corner of Lot No. 11; Thence S 4-25 W, 30 feet to an iron pin; Thence continuing S 4-25 W, 10.2 feet to the center of a branch; Thence westward up the course of said branch approximately 190 feet to an iron pin on Edwards Road; Thence continuing along said Road N 4-25 E, approximately 15 feet to the point of beginning.

THIS property is conveyed subject to certain Protective Covenants recorded in the R.M.C. Office for Greenville County in Deed Vol. 659, at Page 245. 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(s) hereinabove named and ~~their~~ Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hands and seals this 28th day of June in the year of our Lord One Thousand Nine Hundred and Sixty-One

Signed, Sealed and Delivered in the Presence of

James A. K. Roper
Barbara R. Nelson

E. F. Cunningham (Seal)
E. F. CUNNINGHAM (Seal)
Rose M. Cunningham (Seal)
ROSE M. CUNNINGHAM (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Barbara R. Nelson

and made oath that she saw the within named grantor(s) E. F. Cunningham and Rose M. Cunningham sign, seal and as their act and deed deliver the within written deed, and that she, with James A. K. Roper, N.P. for S.C., witnessed the execution thereof.

Sworn to before me this 28th day of June, A. D., 1961
James A. K. Roper (Seal)
Notary Public for South Carolina

Barbara R. Nelson
BARBARA R. NELSON

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, JAMES A. K. ROPER Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Rose M. Cunningham wife of the within named E. F. Cunningham 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 Charles L. and Mary M. Larsen, their Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 28th day of June, A. D., 1961
James A. K. Roper (Seal)
Notary Public for South Carolina

Rose M. Cunningham
ROSE M. CUNNINGHAM

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 6th day of July, 1961, at 10:13 A. M., No. 956.



P16.2-1-195