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GREENVILLE CO. S. C.

BOOK 777 PAGE 138

JUL 7 4 36 PM 1965

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SOUTH CAROLINA DOCUMENTARY 1 DOLLAR SOUTH CAROLINA DOCUMENTARY 1 DOLLAR

DOCUMENTARY 10 CENTS

KNOW ALL MEN BY THESE PRESENTS, that I, James Erby

in consideration of One Thousand and 00/100 ($1,000.00) 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 R. C. Ayers, his heirs and assigns forever:

ALL that certain lot of land lying in Austin Township, County of Greenville, State of South Carolina, and being the greater part of Lot No. 7, which Lot 7 is shown on a plat of Franklin Estate by J. Mac Richardson, dated October 1949, (the portion of the lot herein conveyed is also shown on a plat of "Property of James Irby" by C. O. Riddle, dated June 9, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book KKK, at page 23).

BEGINNING at an iron pin near the center of an unnamed road at the joint front corner of Lots 7 and 8, as shown on the above referred to subdivision plat and running thence with the line of Lot No. 8, N. 55-28 E. 293.7 feet to an iron pin; thence S. 70-34 E. 132 feet to a point; thence S. 51-34 W. 356.6 feet forming a new line through Lot 7 to an iron pin in the above referred to road; thence with the road, N. 41-00 W. 131.7 feet to an iron pin; being the point of beginning.

ALSO: The grantor also hereby conveys all of his right, title and interest in and to the triangular shaped lot lying to the southeast of the above described lot, which is shown on the plat recorded in Plat Book KKK at page 23, which has, according to said plat, the following metes and bounds:

BEGINNING AT AN IRON pin in the above referred to road at the joint corner of the property above conveyed, and running thence with the line of the above property, N. 51-34 E. 356.6 feet to a point on the line of Lot No. 4; thence with the line of Lot 4, S. 70-34 E. 65.1 feet to an iron pin on the line of property now of Eveline Sloan; thence with the Sloan line, S. 59-35 W. 395.6 feet to an iron pin at the point of beginning.

The grantor intends to convey by this deed all of the property conveyed to him by the heirs of the George C. Franklin Estate in Deed Book 431, page 329.

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 24th day of June, 1965.

SIGNED, sealed and delivered in the presence of:

Thomas C. Taylor
Norma S. Grahl

James E. Ayers (SEAL)
James Erby (SEAL)
(SEAL)
(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.

SWORN to before me this 24th day of June, 1965.

Thomas C. Taylor (SEAL)
Notary Public for South Carolina.

Norma S. Grahl

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(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
24th day of June, 1965.

Thomas C. Taylor (SEAL)
Notary Public for South Carolina.

Mrs Ella mae B. Erby
Same as Ella mae B. Irby

RECORDED this 7th. day of July 1965, at 4:36 P. M., No. 1083