

FILED GREENVILLE CO. S. C.

OCT 29 3 20 PM '70

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, James R. McQueen

in consideration of Fifteen Thousand and No/100 (\$15,000.00) 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 Juanita S. Groff, her heirs and assigns forever:
An undivided one-half (1/2) interest in and to:
All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southwesterly side of Wellington Avenue, in the City of Greenville, S. C. and having according to a plat prepared by Carolina Engineering & Surveying Co, entitled "Survey for J. R. McQueen & Robert L. Smith" dated December 2, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Wellington Avenue, which pin is located 230 feet in a northwesterly direction from the westerly corner of the intersection of U. S. Highway No. 29 and Wellington Avenue and running thence S 52-45 W 183.8 feet to an iron pin; thence N 37-22 W 172.1 feet to an iron pin; thence N 62-02 E 89 feet to an iron pin; thence N 52-44 E 97 feet to an iron pin on the southwesterly side of Wellington Avenue; thence along said Avenue S 37-01 E 157.5 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantors see Deed Book 880, page 411.

GRANTEE TO PAY 1970 TAXES.

16.50



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 28th day of October 1970.
SIGNED, sealed and delivered in the presence of:
James R. McQueen (SEAL)
Unita C. Yates (SEAL)
W. Wayne R. Johnson (SEAL)

STATE OF SOUTH CAROLINA }
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 28th day of October 1970.

W. Wayne R. Johnson (SEAL)
Notary Public for South Carolina.
My commission expires: November 19, 1979
Unita C. Yates

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
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 28th day of October 1970.
W. Wayne R. Johnson (SEAL)
Notary Public for South Carolina.
My commission expires: November 19, 1979
RECORDED this 29 day of October 1970 at 3:30 P. M. No. 10295
James R. McQueen

171-1-1631-615