

FILED
GREENVILLE CO. S. C.
APR 5 11 23 AM '71
OLLIE FARNSWORTH
R.H.C.

TITLE TO REAL ESTATE—Riley & Riley, Attorneys at Law, 218 Hebratta Street, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Tommy Nelson Boyce

in consideration of \$10.00 and division of property 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 James C. Boyce, his heirs and assigns forever:

All my undivided one-half (1/2) interest in and to: All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being located on the Southerly side of Georgia Road, and having, according to plat entitled "Property of Tommy Nelson & James C. Boyce", dated August 1970, prepared by C. O. Riddle the following metes and bounds, to wit:

BEGINNING at an iron pin in Georgia Road and running thence with Georgia Road S. 87-48 W., 178 feet to an iron pin; thence S. 13-53 W., 21.6 feet to an iron pin; thence S. 87-09 W., 44.1 feet to an iron pin; thence S. 89-17 W., 41 feet to an old iron pin; thence S. 12-13 W., 459 feet to an old iron pin; thence S. 69-34 E., 69 feet to an old iron pin; thence S. 14-16 W., 237.5 feet to an old iron pin; thence S. 89-01 E., 126.1 feet to an old iron pin; thence S. 84-09 E., 186 feet to an iron pin in branch; thence N. 5-46 W., 213 feet to a point; thence N. 21-19 W., 105.6 feet to a point; thence N. 6-39 W., 55.2 feet to a point; thence N. 11-04 E., 45.8 feet to a point; thence N. 13-01 W., 58 feet to a point; thence N. 41-00 E., 45.5 feet to a point which point is located S. 87-50 W., 16 feet from an old iron pin; thence with present property of grantor herein along the center line of branch, the meanders of which are as follows: N. 29-05 E., 112.5 feet to a point; thence N. 10-18 E., 104.1 feet to a point; thence N. 1-18 W., 51.4 feet to an iron pin in Georgia Road, the beginning corner.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

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 3rd day of April 19 71

SIGNED, sealed and delivered in the presence of:
Tommy Nelson Boyce (SEAL)
R.W. Riley (SEAL)
Jeannette Fullen (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 3rd day of April 19 71

Jeannette Fullen (SEAL) R.W. Riley

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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 3rd day of April 19 71

R.W. Riley (SEAL) Jeannette N. Boyce

RECORDED this 8th day of April 19 71, at 11:23 A. M., No. #23244

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