

TITLE TO REAL ESTATE-Prepared by PYLE & PYLE, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that -----Troy F. Griffin, Jr. and Martha H. Griffin-----

in consideration of --Thirty-Nine Thousand, Five Hundred & No/100----- Dollars, (\$39,500.00)----- 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 S. Dix and LaVile H. Dix, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Donington Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 57 on a plat entitled Kingsgate, by Piedmont Engineers and Architects, January 9, 1969, recorded in the R.M.C. Office for Greenville County in Plat Book WWW, Pages 44 and 45, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Donington Drive, joint front corner of Lots 56 and 57, and running thence along the common line of said lots N. 77-34 E. 158.4 feet to a point; thence S. 12-11 E. 125.0 feet to a point; thence along the common line of Lots 57 and 59 S. 77-33 W. 158.1 feet; thence along the eastern side of Donington Drive S. 12-30 E. 125.0 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.



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 26 day of April 1971

SIGNED, sealed and delivered in the presence of:

James K. Estess  
Jacqueline A. Brashe

Troy F. Griffin, Jr. (SEAL)  
Martha H. Griffin (SEAL)  
Troy F. Griffin, Jr.  
Martha H. Griffin

STATE OF ~~SOUTH CAROLINA~~ GEORGIA PROBATE  
COUNTY OF ~~GREENVILLE~~ Fulton

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 27 day of April 1971

James K. Estess (SEAL)  
Notary Public for ~~South Carolina~~ Georgia Notary Public, Georgia State at Large  
My Commission Expires: ~~June 14, 1973~~ June 14, 1973

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 26th day of April 1971

Martha H. Griffin (SEAL)  
Martha H. Griffin  
Notary Public for ~~South Carolina~~ Georgia  
My Commission Expires: 11/18/80  
RECORDED this 30 day of April 1971, at 4:21 P. M., No. 25641

5-15-