

JAN 26 10 02 AM '73

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

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Melvin R. Brown and Peggie W. Brown

in consideration of Twenty Thousand Nine Hundred Fifty and No/100ths----- 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 Thomas E. Guyton and Patsy Ann Guyton, their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot Number 12, Section 1 of Richmond Hills, plat of which is recorded in Plat Book JJJ, Page 81, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Lynchburg Drive at the joint front corners of Lots Nos. 11 and 12; running thence with the line of said lots, N. 60-45 W. 150 feet; thence N. 29-15 E. 100 feet; thence S. 60-45 E. 150 feet to a point on Lynchburg Drive; thence with Lynchburg Drive, S. 29-15 W. 100 feet to the point of beginning.

This conveyance is subject to all restrictions, set back 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.

This is the identical property conveyed to the grantors herein by deed of J. Frank Williams dated July 25, 1969 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 872 at Page 359.



Greenville County Stamps Paid \$ 23.10 Act No. 380 Sec. 1

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)' hand(s) and seal(s) this 25th day of January 19 73.

SIGNED, sealed and delivered in the presence of:

Will H. M... George E. Cameron

Melvin R. Brown (SEAL) Peggie W. Brown (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)' 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 25th day of January 19 73.

Will H. M... Notary Public for South Carolina. My commission expires: 4/7/80

George E. Cameron

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 25th day of January 19 73

Will H. M... Notary Public for South Carolina. My commission expires: 4/7/80

Peggie W. Brown

RECORDED this 26th day of January 19 73 at 10:02 A.M. No. 21031

308-508.2-8-19

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