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GREENVILLE CO. S. C.

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

VOL 896 PAGE 201

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 14 4 34 PM '70
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Daggett O. Royals and Eleanor D. Royals

in consideration of Thirty-seven Thousand and no/100----(\$37,000.00)----- 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 Walter J. Brown and Shirley M. Brown, their heirs and assigns forever

All that certain piece, parcel or lot of land situate on the eastern side of Pimlico Road in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as lot no. 97 on plat of Gower Estates, Section A, recorded in Plat Book QQ at pages 146 and 147 and having according to a more recent plat recorded in Plat Book WVV at page 113 in the R.M.C. Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pimlico Road at the joint front corner of lots 96 and 97 and running thence with the eastern side of Pimlico Road S. 19-43 E. 27.7 feet to pin; thence continuing S: 22-14 E. 73 feet to pin at corner of lot 98; thence with the line of lot 98 N. 67-46 E. 175 feet to pin; thence N. 22-14 W. 90 feet to pin at rear corner of lot 96; thence with the line of lot 96 S. 71-09 W. 174.8 feet to point of beginning.

Said premises being the same property conveyed to the grantors by deed recorded in Deed Book 833 at page 18 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, easements and rights of way of record affecting said property.

It is understood and agreed that this transfer is also subject to all conditions, provisions and warranties enumerated in the purchase and sales contract between grantors and grantees dated June 23, 1970.



Greenville County
Stamps
Paid \$ 40.70
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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 10th day of August 1970.

SIGNED sealed and delivered in the presence of:

James K. Carr, Jr. (SEAL)
Daggett O. Royals
Carol S. Brockman (SEAL)
Eleanor D. Royals (SEAL)



STATE OF SOUTH CAROLINA
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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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of August 1970.

Billie J. Shackleton (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

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, 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

10th day of August 1970.
Billie J. Shackleton (SEAL)
Notary Public for South Carolina.
My commission expires: 8/4/79

RECORDED this 14th day of August 1970, at 4:34 P. M., No. #3775

599-2681-5-8