

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Know All Men by These Presents:

That I, T. Oregon Lawton, \_\_\_\_\_ in the State aforesaid,  
in consideration of the sum of Thirteen Hundred and no/100 \_\_\_\_\_ DOLLARS,  
(\$1,300.00)  
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

James H. Austin, his heirs and assigns,

ALL that lot in Greenville County, South Carolina, known and designated as Lot 17 on a plat of the property of T. Oregon Lawton, made by J. C. Hill December 14, 1955, as revised August 12, 1961, and having, according to said plat, the following metes and bounds:

BEGINNING at a pin on the western side of a community road, which pin lies N. 19-0 E. 75 feet from the northeastern corner of Lot 15, and running thence with said road N. 70-20 E. 150 feet to a pin at the corner of Lot 18; thence S. 81-15 E. 77.6 feet, more or less, to the center of Mills Creek; thence with the center of the creek as the line in a southerly direction 155 feet, more or less, to a pin at the rear corner of Lot 16; thence with the line of Lot 16 N. 81-15 W. 127.9 feet, more or less, to the beginning corner.

This is a portion of the property conveyed to T. Oregon Lawton by J. H. Burgess by deed recorded May 9, 1955, in the Greenville County R. M. C. Office in Vol. 525 at page 258. This property is subject to restrictions to be recorded, which restrictions are identical with the restrictions now of record in Vol. 558 at page 153 in said R. M. C. Office.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.  
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.  
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 15th day of August in the year of our Lord One Thousand Nine Hundred and Sixty-one.

Signed, Sealed and Delivered in the Presence of  
*T. O. Lawton* (Seal)  
*Charles Lawton, Jr.* (Seal)  
*Theodore Payne* (Seal)  
*Charles Lawton, Jr.* (Seal)  
*Theodore Payne* (Seal)

State of South Carolina, } Personally appeared before me Charles Lawton, Jr.  
Greenville County }  
and made oath that he saw the within named grantor(s) T. Oregon Lawton  
written deed, and that he, with Theodore Payne sign, seal and as his act and deed deliver the within  
witnessed the execution thereof.  
Sworn to before me this 15th day of August, A. D. 1961.  
*Charles Lawton, Jr.* (Seal)  
Notary Public for South Carolina

State of South Carolina, } RENUNCIATION OF DOWER  
Greenville County } I, George F. Townes, Notary Public, do hereby certify  
unto all whom it may concern, that Mrs. Alice Lawton,  
wife of the within named T. Oregon Lawton,  
did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto James H. Austin, his Heirs and Assigns, all her interest and estate,  
and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of August, A. D. 1961.  
*George F. Townes* (Seal)  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
Recorded this 16th day of August 1961 at 11:50 A. M., No. #4518