

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE-CO. S.C. JUL 26 1963 10 49 AM 1963

OLLIE I. NORTH R.M.C.

Know All Men by These Presents:

That I, WILLIAM R. TIMMONS, JR., in the State aforesaid, in consideration of the sum of ONE THOUSAND EIGHT HUNDRED NINETY-FIVE AND NO/100 (\$1,895.00) DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said ORIS E. CROUT AND KATHRYN C. CROUT, THEIR HEIRS AND ASSIGNS:

ALL that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot Number 76 of a subdivision known as McSwain Gardens, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book GG at Page 75, and having the following metes and bounds, to wit:

BEGINNING at a point on the Northwestern side of Linwood Avenue at the joint corner of Lots 75 and 76 and running thence N 38-31 W 152.9 feet to a point; thence N 07-41 W 83.3 feet to a point at the joint rear corner of Lots 75 and 76; thence N 80-30 E 122.1 feet to a point on the Western side of McSwain Drive at the joint corner of Lots 76 and 77; thence with the Western side of McSwain Drive S 15-04 E 55.5 feet to a point; thence continuing with the Western side of McSwain Drive S 11-51 E 100.5 feet to a point; thence following the curvature of the Northwestern intersection of McSwain Drive with Linwood Avenue (the chord of which is S 19-01 W 42.8 feet) to a point; thence with the Northwestern side of Linwood Avenue S 49-53 W 46 feet to the point of beginning.

THIS deed is executed subject to existing and recorded restrictions and rights-of-way.

GRANTEE to pay 1963 taxes.

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 Their 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 Twenty-sixth day of July in the year of our Lord One Thousand Nine Hundred and Sixty-three.

Signed, Sealed and Delivered in the Presence of

Betty C. Ambrose
W. C. McSween



William R. Timmons, Jr. (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Betty C. Ambrose

and made oath that she saw the within named grantor(s) William R. Timmons, Jr. sign, seal and as His act and deed deliver the within written deed, and that she, with W. C. McSween witnessed the execution thereof.

Sworn to before me this 26th day of July, A. D., 19 63. W. C. McSween (Seal) Notary Public for South Carolina



State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, W. C. McSween

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Corinne J. Timmons wife of the within named William R. Timmons, Jr. 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 Oris E. Crout and Kathryn C. Crout, Their 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 26th day of July, A. D., 19 63. W. C. McSween (Seal) Notary Public for South Carolina

Corinne J. Timmons

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 26th day of July 19 63, at 9:49 M., No. # 3036

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