

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

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Carl W. Loftis

in consideration of Seventeen Thousand Six Hundred and Twenty-five ----- 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 Cecil J. Edwards and Mary O. Edwards, their heirs and assigns forever:

ALL that piece, parcel or lot of land in O'Neal Township, Greenville, County, State of South Carolina, about three miles northwest from Greer, being bounded on the north by tract being conveyed this day to L. E. Pollard, on the East by L. E. Pollard tract and tract of Eber Pollard; on the South by lands of the W. G. Southern Estate; and on the West by lands of Bud Davis, and having the following courses and distances, to-wit:

BEGINNING on an iron pin in community road, joint corner of the tract being conveyed to Eber Pollard, and being on the line of lands of the W. G. Southern Estate, and runs thence with the said road N. 24-15 W. 100 feet to a bend; thence N. 17-55 W. 100 feet to a bend; thence N. 7-15 W. 100 feet to an iron pin in the said road and joint corner of the tract being conveyed to L. E. Pollard; thence with the dividing line of this tract and the L. E. Pollard Tract N. 54-20 W. 672 feet to an iron pin at the head of a waterway; thence down the waterway N. 20-15 W. 376 feet to an iron pin in the waterway and near the cow gap; thence S. 89-00 W. 709 feet to an iron pin on the Bud Davis line; thence with the Bud Davis line S. 19-15 E. 453 feet to an iron pin, White Oak gone; thence S. 6-15 W. 613 feet to a stone, joint corner of Bud Davis land and the Southern Estate; thence with the Southern line N. 89-54 E. 1374.5 feet to the beginning corner, and containing Twenty-three and Five Tenths (23.5) acres, more or less.

This is the same property conveyed to the grantor herein by deed recorded in deed book 272 at page 266 in the R.M.C. Office for Greenville County.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way, of record, if any, affecting the above described property.

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 9th day of August 1971.

SIGNED, sealed and delivered in the presence of:

[Signatures of Grantors]



Greenville County (SEAL) Stamps Paid 1980 Act No. 360 Sec. 1

STATE OF SOUTH CAROLINA } COUNTY OF Greenville }

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 9th day of August 19 71

[Signature of Notary Public] Notary Public for South Carolina, My Commission Expires Sept. 27, 1977

[Signature of Witness]

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 9th day of August 1971

[Signature of Notary Public] Notary Public for South Carolina, My Commission Expires Sept. 27, 1977

[Signature of Fannie P. Loftis]

RECORDED this 10th day of August 19 71 at 3:09 P. M. No. #4261

286-5312-1-4