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Ashmore & Haas

TITLE TO REAL ESTATE - ~~Memo. Foster, Ashmore & Haas, Attorneys at Law, Justice Building, Greenville, S. C.~~

STATE OF SOUTH CAROLINA

R. M. C.

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, Clois D. Poole,

in consideration of Two Thousand Five Hundred and No/100-----(\$2,500.00)-----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 Floyd M. Gifford and Malinda M. Gifford, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being in Bates Township, Greenville County, State of South Carolina, near Travelers Rest, as shown on a plat entitled, Property Of Floyd M. Gifford and Malinda M. Gifford, by Campbell & Clarkson Surveyors, Inc., dated November 3, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book \_\_\_\_\_, at Page \_\_\_\_\_, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Kelleys Mill Road at the corner of property now or formerly owned by Jessie Duncan, said road leading north to Highway 415, and running thence N 77-00 E, 1132.5 ft. to an iron pin near a branch; thence S 19-30 W, 370 ft. to an iron pin; thence S 88-13 W, 604.8 ft. to an iron pin; thence N 9-15 E, 95 ft. to an iron pin; thence S 77-00 W, 420 ft. to an iron pin on the said Kelleys Mill Road; thence along said Kelleys Mill Road N 9-15 E, 115 ft. to the point of beginning. Said tract containing 5 acres, more or less.

This conveyance is made subject to any easements, restrictions or rights-of-way which may be of record in the R.M.C. Office for Greenville County, South Carolina.

This is a portion of the property of Charles R. Poole Estate (See Probate Court records for Greenville County, South Carolina, Apt. 615, File 40), which was inherited by terms of the Will of Charles R. Poole, by Alvin E. Poole, Carlos L. Poole, and Clois D. Poole, with a life estate interest therein to Dovy Poole (now deceased.) Alvin E. Poole and Carlos L. Poole conveyed their interests in said property to Clois D. Poole, by deed dated June 8, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 578, at Page 495, which gave said Clois D. Poole a fee simple interest in said property, of which the above portion is a part. Interest in said property was subsequently waived by the said Clois D. Poole's wife by deed dated January 24, 1966, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 843, at Page 159.

Grantees to pay 1971 taxes.



Greenville County Stamps 2.75

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 5th day of November 19 71. SIGNED, sealed and delivered in the presence of: Clois D. Poole (SEAL)

Ruth T. Hatcher (SEAL) William P. Haas (SEAL)

STATE OF SOUTH CAROLINA } PROBATE 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 5th day of November 1971. William P. Haas (SEAL) Ruth T. Hatcher Notary Public for South Carolina. My commission expires 5-25-81

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER COUNTY OF GREENVILLE

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 5th day of November 1971. William P. Haas (SEAL) Sadie W. Poole Notary Public for South Carolina. My commission expires 5-25-81

RECORDED this 8th day of November 19 71, at 10:18 A. M., No. #13033

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