

306 Orchard Dr.  
Taylor, SC

Prepared by PRICE & FOARD, Attorneys at Law, Greenville, S. C.

VOL 1045 PAGE 916

State of South Carolina

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE

GREENVILLE COUNTY

NOV 10 11 48 AM '76

Know All Men by These Presents:

That GEORGE V. ASHLEY AND BERNICE S. ASHLEY, hereafter referred to as Grantor, in consideration of the sum of THIRTY-ONE THOUSAND FIVE HUNDRED (\$31,500.00) DOLLARS, paid to Grantor by DEBORAH L. RAINES, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, her heirs and assigns forever:

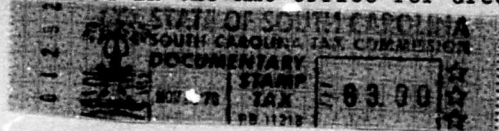
All that certain piece, parcel or lot of land situated, lying and being on the eastern side of Orchard Drive, near the City of Greenville, State of South Carolina, being known and designated as Lot #167, as shown on a plat prepared by J. Mac Richardson, R.L.S., dated February 1961, entitled "FINAL PLAT-SECTION 3 - ORCHARD ACRES", and recorded in the RMC Office for Greenville County in Plat Book QQ at Page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Orchard Drive, the joint front corner of lots #167 and #166, and running thence along the line of these lots N. 84-30 E. 249.1 feet to an iron pin; running thence N. 7-47 W. 90.06 feet to an iron pin at the joint rear corner of lots #167 and #168; running thence S. 84-30 W. 245.6 feet to an iron pin on the eastern side of Orchard Drive; thence along the eastern side of Orchard Drive S. 5-30 E. 66 feet to an iron pin; thence continuing along the eastern side of Orchard Drive S. 4-10 E. 24 feet to an iron pin, point of beginning.

The above described property is the same conveyed to the Grantors by the Deed of Ruby S. Jeffers, dated February 3, 1965, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 781, at Page 439.

- 276-731-3-131

The above described property is conveyed to any and all easements or rights of way of record including the protective covenants of the property or as may appear on the property and is further subject to the protective covenants applicable to Orchard Acres recorded in the RMC Office for Greenville County in Deed Book 660, at Page 3.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

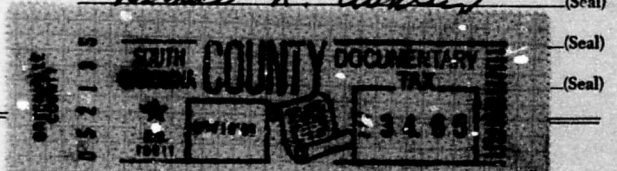
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 10<sup>th</sup> day of November, 1976.

Signed, Sealed and Delivered in the Presence of

George V. Ashley (Seal)  
Bernice S. Ashley (Seal)

Em Paul  
Jim [unclear]



STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

10<sup>th</sup> day of November, 1976

Em Paul (Seal)  
Notary Public for South Carolina

My Commission expires January 1, 1977

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER

GREENVILLE COUNTY GRANTOR, GEORGE V. ASHLEY, NOT MARRIED

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. \_\_\_\_\_, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this

\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

(Seal)  
Notary Public for South Carolina

My Commission expires January 1, 197\_\_\_\_

Recorded this NOV 10 1976 11:48 A.M., No. 12909