

FILED GREENVILLE CO. S.C. FEB 20 11 02 AM 1961



STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

James Albert Barton and Frances W. Barton to Charles R. Fair  
Known All Men by These Presents:

County

That we, James Albert Barton and Frances W. Barton, of Greenville the State aforesaid, in consideration of the sum of One Thousand and Four Hundred and Fifty and no/100 DOLLARS, or promised to be paid

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 Charles R. Fair, his heirs and assigns forever -

All that certain piece, parcel, or lot of land with the improvements thereon situate, lying, and being at the southeastern corner of the intersection of Ivy Drive and Hawthorne Drive in Austin Township, Greenville County, South Carolina, known and designated as lot # 51, as shown on a plat of Greenbriar made by Charles T. Webb, September, 1957, and according to said plat having the following metes, bounds, and courses:

BEGINNING at an iron pin on the northeastern side of Ivy Drive at the joint front corner of lots # 50 and 51, and running thence with the line of lot # 50 N 53--40E 254 feet to an iron pin in the line of lot # 59, thence with the line of lot # 59 N 36-20W 83.2 feet to an iron pin on the southern side of Hawthorne Drive, thence with the southern side of Hawthorne Drive S 83-40W 273 feet to an iron pin, thence with the intersection of Hawthorne Drive and Ivy Drive S 23-40W 20 feet to an iron pin on Ivy Drive, thence with the northeastern side of Ivy Drive S 36--20W 209.8 feet to the point of beginning.

It is understood that this conveyance is made subject to the restrictive covenants applicable to all lots shown on said plat, and that said property is to be used for residential purposes only.

Derivation: Deed Book 620, Page 34.

Grantee to pay 1961 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 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 s and seals this 18th day of February in the year of our Lord One Thousand Nine Hundred and sixty one

Signed, Sealed and Delivered in the Presence of

Thomas E. Belcher, Jr.  
Calhoun H. Turner

James Albert Barton (Seal)  
James Albert Barton (Seal)  
Frances W. Barton (Seal)  
Frances W. Barton (Seal)

State of South Carolina

COUNTY OF Greenville

Personally appeared before me THOMAS E. BELCHER, JR.

and made oath that he saw the within named grantor(s) James Albert Barton and Frances W. Barton sign, seal and as their act and deed deliver the within written deed, and that he, with Calhoun H. Turner witnessed the execution thereof.

Sworn to before me this 18th day of February, A. D., 1961  
Calhoun H. Turner (Seal)  
Notary Public for South Carolina

Thomas E. Belcher, Jr.

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, Calhoun H. Turner

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances W. Barton, wife of the within named James Albert Barton 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 Charles R. Fair, 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 18th day of February, A. D., 1961  
Calhoun H. Turner (Seal)  
Notary Public for South Carolina

Frances W. Barton  
Frances W. Barton

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_ A. 20718  
Recorded this 20th day of February 19 61, at 11:29 M., No. 20718

293-2-17