

APR 6 12 41 PM 1961

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

23 171

Know All Men by These Presents:

That I, Benjamin Furman Watkins, in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00)--- DOLLARS, and other considerations to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Alfred C. Mann, his Heirs and Assigns forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Camelback Road, and being known and designated as Lot No. 20 of Unit One, Canterbury Hills, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "MM", at Page 150 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Camelback Road at the joint front corner of Lots Nos. 20 and 21 and running thence along said Road, S. 40-35 W. 77.5 feet to an iron pin; S. 46-54 W. 22.5 feet to an iron pin; thence along the joint line of Lots Nos. 19 and 20, S. 43-06 E. 145 feet to an iron pin; thence N. 46-54 E. 105 feet to an iron pin; thence N. 45 W. 153.6 feet to the point of beginning.

The above is a portion of the property inherited by the grantor and the grantor's mother from Joe L. Watkins (see Apartment #618, File 60, Probate Judg's Office) also see deed recorded in Deed Book 616, Page 509, wherein the grantor's mother transferred her interest therein to the grantor.



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 and seal this 31st day of March in the year of our Lord One Thousand Nine Hundred and Sixty One.

Signed, Sealed and Delivered in the Presence of

John P. Mann
Rebecca A. Daniel

Benjamin Furman Watkins (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Rebecca A. Daniel

and made oath that she saw the within named grantor(s) Benjamin Furman Watkins sign, seal and as his act and deed deliver the within written deed, and that she, with John P. Mann witnessed the execution thereof.

Sworn to before me this 31st day of March, A. D. 1961
John P. Mann (Seal)
Notary Public for South Carolina

Rebecca A. Daniel

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John P. Mann, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maurine S. Watkins wife of the within named Benjamin Furman Watkins 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 Alfred C. Mann, Jr., 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 31st day of March, A. D. 1961
John P. Mann (Seal)
Notary Public for South Carolina

Maurine S. Watkins

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 6th day of April 1961 at 12:41 P. M., No. 24619

428-1-82