

JUL 8 9 30 AM 1961

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:



That I, JUANITA S. GROFF in the State aforesaid, in consideration of the sum of Twenty Five Thousand Five Hundred & no/100----- DOLLARS,

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 JAMES E. PAYNE and KATHLEEN R. PAYNE, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Malvern Place, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 166 on plat of Section 3 of Lake Forest Sub-division, made by Piedmont Engineering Service, August 1954, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book GG, Pages 76 and 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Malvern Place, at joint front corner of Lots 165 and 166, and runs thence along the line of Lot 165, N. 37-09 W., 248.1 feet to an iron pin; thence S. 40-03 W., 188.8 feet to an iron pin; thence with the line of Lot 167, S. 52-24 E., 204.3 feet to an iron pin on the Northwest side of Malvern Place; thence along Malvern Place, N. 55-57 E., 95 feet to an iron pin; thence still along Malvern Place, N. 56-34 E., 35 feet to the beginning corner.

THIS is the same property conveyed to the grantor by deed of Jack R. Branning, dated September 20, 1960, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 659, Page 422.

Grantees 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 their Heirs and Assigns forever.

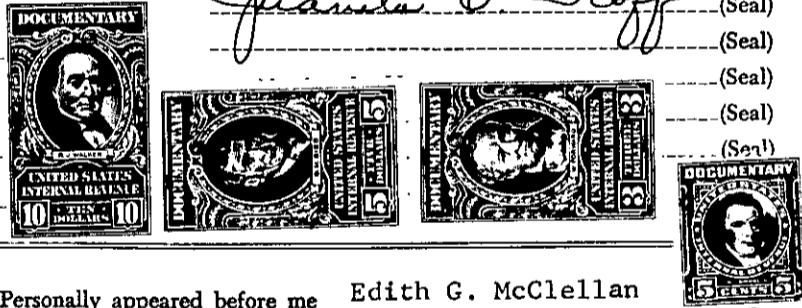
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 7th day of July in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

Edith G. McClellan, Patrick C. Fant

Juanita S. Groff (Seal)



State of South Carolina, Greenville County

Personally appeared before me Edith G. McClellan

and made oath that She saw the within named grantor(s) Juanita S. Groff deliver the within written deed, and that She, with Patrick C. Fant sign, seal and as her act and/deed witnessed the execution thereof.

Sworn to before me this 7th day of July, A. D. 19 61

Patrick C. Fant (Seal) Notary Public for South Carolina

Edith G. McClellan (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTOR, A WOMAN.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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

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 day of A. D. 19 (Seal)

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 8th day of July 19 61 at 9:39 A. M., No. 1148.

277-2-116