

TITLE TO REAL ESTATE--Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

MAY 26 4 47 PM '69
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, Henry Martin and Lillian H. Martin

in consideration of Thirteen Thousand Seven Hundred and no/100 (\$13,700.00) 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 Earl W. Sims and Eula W. Sims, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northeasterly side of Monaview Circle, formerly Monaview Street, being known and designated as Lot No. 61 on plat of Section 2 Monaghan Subdivision as recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, page 151 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Monaview Circle, formerly Monaview Street, said pin being the joint front corner of Lots 61 and 62 and running thence with the northeasterly side of Monaview Circle N 51-30 W.75 feet to an iron pin, the joint corner of Lots 60 and 61; thence N 38-30 E 160 feet to an iron pin, the joint rear corner of Lots 61 and 93; thence S 51-30 E 75 feet to an iron pin, the joint rear corner of Lots 61 and 62; thence with the common line of said lots S 38-30 W 160 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 812, page 47.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1969 TAXES.

County Stamps Paid \$15.40
See Act No.380 Section 1



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 23rd day of May 19 69.

SIGNED, sealed and delivered in the presence of:

Anita C. Yates (SEAL)
Margaret Johnson (SEAL)
Henry Martin (SEAL)
Lillian H. Martin (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

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 23rd day of May 19 69.

Margaret Johnson (SEAL)
Anita C. Yates
Notary Public for South Carolina
My commission expires January 1, 1970.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

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

23rd day of May 19 69
Margaret Johnson (SEAL)
Lillian H. Martin
Notary Public for South Carolina
My commission expires January 1, 1970.
RECORDED this 26 day of May 19 69 at 4:47 P. M. No. 28260

235-143-1-15