

State of South Carolina TITLE TO REAL ESTATE

GREENVILLE COUNTY LILLIE FARNSWORTH R.M.C. Know All Men by These Presents:

That Joseph E. Crosland, hereafter referred to as Grantor, in consideration of the sum of Four Hundred and No/100 (\$400.00) DOLLARS, paid to Grantor by Anderson Watts, Jr. and Margaret Ann Watts, 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 Grantees, their 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, and being shown and designated as a triangular piece of land on the southeasterly side of a triangular piece of land designated as Part Tract A, said Part Tract A being shown on a plat of the property recorded in Plat Book FFF at page 43 in the Office of the R.M.C. for Greenville County, and said additional triangular piece of land being shown on a plat dated January 7, 1970, recorded in the Office of the R.M.C. for Greenville County in Plat Book at page and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of the property designated as Part Tract A and Part Tract C, a road easement to the White Horse Road, and property now or formerly of Holloway; thence running S. 33-55 W., 70.8 feet along the line now or formerly of Holloway to an iron pin at the corner of the tract conveyed herein and property now or formerly of Holloway and property retained by the Grantor herein; thence turning and running N. 75-53 W., 23.4 feet to an iron pin at the corner of the part of Tract A owned by the Grantees and property retained by the Grantor; thence turning and running with the part of Tract A owned by the Grantees N. 49-32 E., 81.7 feet to the point of beginning.

This Deed is made subject to any restrictions, rights-of-way, easements, or agreements affecting the property that may appear of record, on a recorded plat, or on the premise, or that are known to the Grantees.

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's 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 13 day of February 1970.

Joseph E. Crosland (Seal)

Signed, Sealed and Delivered in the Presence of

Carol H. Gravelle (Seal)

Joseph E. Crosland (Seal) Grantor



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor 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 13 day of February 1970 Carol H. Gravelle (Seal) Notary Public for South Carolina

Carol H. Gravelle

Greenville County 55 Act No. 3

My Commission expires January 1, 1979.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary H. Crosland, 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 13 day of Feb. 1970 Carol H. Gravelle (Seal) Notary Public for South Carolina

Mary H. Crosland Mary H. Crosland

My Commission expires January 1, 1979.

Recorded this 18 day of February 1970, at 3:28 P.M., No. 18319

(NOTE) Out of B3-1-1-44 -305-