

STATE OF SOUTH CAROLINA }
GREENVILLE COUNTY

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, John H. Sheppard and Dorothy P. Sheppard of the County of Greenville, State of South Carolina

in consideration of One Thousand (\$1,000.00) 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

Johnny W. Osteen, Jr., his heirs and assigns, forever:

All that certain lot of land situate at the northwestern corner of the Intersection of Edgemont Avenue and Boggs Drive, being a part of Lot 31 as shown on plat of Riverside recorded in Plat Book K at pages 100 - 104, and being also shown as #145-1-7.3 on the County Block Book, and being more particularly described as follows:

Beginning at an iron pin on the northeastern side of Edgemont Avenue at the intersection with a 10-foot strip known as Boggs Drive; thence with the western side of Boggs Drive in a northeasterly direction 150 feet to an iron pin; thence in a westerly direction and parrallel to Edgemont Avenue 40 feet to an iron pin at corner of lot now or formerly owned by Hubert Muller et al; thence with line of said lot in a south-westerly direction 150 feet to an iron pin on Edgemont Avenue; thence with the northeastern side of Edgemont Avenue in a southeasterly direction 40 feet to the beginning corner. This is the same property conveyed to me by B. F. Thacker and recorded in Book 883 at Page 249.



Greenville County
Stamps
Paid \$ 1.10
Act No. 380 Sec. 1

It is understood that the 10 foot strip of land now known as Boggs Drive is to remain open at all times in the future and is subject to the same conditions set forth in the deed to the grantor recorded in

Deed Book 407 at Page 493. This property is conveyed subject to restrictions easements and rights-of way of record affection said property. See Book 769, P.367. 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 23 day of February 19 70

SIGNED, sealed and delivered in the presence of:
John H. Sheppard (SEAL)
Dorothy P. Sheppard (SEAL)
James E. Taylor (SEAL)
Grace D. Taylor (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23 day of February 19 70
James E. Taylor (SEAL)
Grace D. Taylor
Notary Public for South Carolina.
My commission expires Jan 1 1971

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 23 day of February 19 70
James E. Taylor (SEAL)
Dorothy P. Sheppard
Notary Public for South Carolina.
My commission expires Jan 1 1971

RECORDED this 23 day of February 19 70 at 9:56 A. M., No. 18758

-235-145-1-7.3