

FILED

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAR 13 2 55 PM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Ronald R. Rives, of Greenville County,

in consideration of Ten (\$10.00) Dollars and subject to mortgage set out below 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 June K. Rives, her heirs and assigns forever: All my right, title, and interest, the same being an undivided one-half interest, in and to the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 35 of a subdivision known as Westcliffe according to a plat thereof prepared by Piedmont Engineers & Architects December 11, 1963 and recorded in the R. M. C. Office for Greenville County in Plat Book YY, at Pages 168 and 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Westcliffe Way at the joint corner of Lots Nos. 24 and 35, and running thence with the northern side of said Westcliffe Way, S. 57-42 W. 122.6 feet to an iron pin at the intersection of said Westcliffe Way and Westborough Drive, and running thence with the curvature of said intersection 38.6 feet to an iron pin on the northeasterly side of Westborough Drive; thence with the northeasterly side of said Westborough Drive, N. 43-22 W. 100 feet to an iron pin at the joint front corner of Lots Nos. 35 and 36; running thence with the joint lines of said lots, N. 37-41 E. 161.9 feet to an iron pin in the line of Lot No. 26; thence with the rear line of Lot No. 26, S. 35-50 E. 50.0 feet to an iron pin at the joint corner of Lots 25 and 26; thence with the line of Lot 25, S. 39-40 E. 129.3 feet to the point of beginning; being the same conveyed to the grantor and the grantee by Cecil R. Rogers by deed dated May 24, 1968 and recorded in the R. M. C. Office for Greenville County.

This conveyance is made subject to a mortgage executed on September 4, 1964 in the original sum of \$ 17,000.00 by W. H. Hamby and Joe Hawkins in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. Office for Greenville County in Mortgage Book 971, at Page 163, on which there is a balance due of \$ 15,564.19.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat (s), or on the premises.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 13th day of March 19 70.
SIGNED, sealed and delivered in the presence of:
Ronald R. Rives (SEAL)
Bruce Bogeman (SEAL)
Mary D. Marten (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 13th day of March 19 70.
Bruce Bogeman (SEAL)
Mary D. Marten
Notary Public for South Carolina.
My Commission Expires: Aug. 14, 1979

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER WIFE GRANTEE
COUNTY OF }
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 19 day of March 19 70 (SEAL)

Notary Public for South Carolina.
RECORDED this 13th day of March 19 70 at 2:55 P. M. No. #20022

305-5-45