

Prepared by JOHN M. DILLARD, Attorney At Law, Greenville, South Carolina

FILED GREENVILLE CO. S. C.

VOL 888 PAGE 169

APR 17 4 37 PM '70

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that JAMES E. DODENHOFF, JR., & PAUL B. COSTNER, JR.

in consideration of the exchange of property having a value in the sum of \$7,000.00 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 MAULDIN PLAZA, INC., its successors and assigns forever:

ALL that piece, parcel or tract of land situate, lying and being on the North-eastern side of Rosewood Circle in the Town of Mauldin, Austin Township, Greenville County, South Carolina, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of Rosewood Circle at the Northwesternmost corner of Lot No. 21 of Pine Valley Estates, Section No. 1, as shown on a plat recorded in the RMC Office for Greenville County, S. C., in Plat Book MM, page 138, and running thence along the Northeastern side of Rosewood Circle, N. 19-35 E., 204.8 feet to an iron pin; thence continuing along the Northeastern side of Rosewood Circle, N. 10-41 E., 101.9 feet to an iron pin at the corner of property purchased by Mauldin Plaza, Inc., from Paul B. Costner, Sr.; thence along the line of the last mentioned property, S. 44-17 E., approximately 395 feet to an iron pin at the corner of property purchased by Mauldin Plaza, Inc. from Nelle C. Cooper, individually and as Executrix; thence along the line of the last mentioned property, S. 26-14 W., 210 feet to an iron pin in the rear line of Lot No. 19 of Pine Valley Estates Subdivision; thence along the line of Pine Valley Estates Subdivision, N. 60-37 W., 26.6 feet to an iron pin; thence continuing along the rear line of Pine Valley Estates Subdivision, N. 55-17 W., 251.9 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the Grantors by deed of Nelle C. Cooper as Executrix of the Estate of Thomas B. Cooper, Deceased, dated December 21, 1967, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 835, page 287, and is hereby conveyed subject to utility rights of way and easements of public record. The above described property is outlined as Tracts A and B on a Survey for Mauldin Plaza, Inc. dated November 6, 1969, made by Carolina Engineering & Surveying Co. recorded in the RMC Office for Greenville County, S. C., in Plat Book 4C, page 143.

The Grantors agree to pay Town of Mauldin and Greenville County property taxes for the tax year 1969; the Grantee to pay said property taxes for the tax year 1970 and subsequent years.



Greenville County
270

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 assigns against the grantor(s) and the grantor'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 11th day of November 1969.

SIGNED, sealed and delivered in the presence of

John M. Dillard
Francis B. Keltgen

James E. Dodenhoff, Jr. (SEAL)
Paul B. Costner, Jr. (SEAL)

(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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11th day of November 1969.

Francis B. Keltgen (SEAL)
Notary Public for South Carolina
My commission expires 9/15/79.

John M. Dillard

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 11th

day of November 1969.
Francis B. Keltgen (SEAL)
Notary Public for South Carolina
My commission expires 9/15/79.
RECORDED this 17th day of April 1970 at 4:17 P. M. No. #22757

Evelyn H. Dodenhoff
 Paul B. Costner

799-111.2-25.5