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HORTON, DRAWDY, DILLARD, MARCHBANKS, COLLETTA, BARNWORTH, 307 PETTIGRU STREET, GREENVILLE, S. C. 29603
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that M. L. LANFORD, JR.

in consideration of Seven Thousand and No/100----- (\$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

JAMES D. EISON & CAROL L. EISON, their heirs and assigns forever:

ALL that piece, parcel or lot of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, on the Southeastern side of Ashburn Place being shown and designated as Lot No. 23 on a Plat of PELHAM ESTATES, Section III, formerly a subdivision for the Rosamond Estate, dated February 11, 1965, made by Piedmont Engineers & Architects, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4G, page 13, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeastern side of Ashburn Place at the joint front corners of Lots Nos. 22 and 23, and running thence S. 72-31 E., 182.8 feet to an iron pin; thence along the line of property now or formerly owned by Margaret B. Morgan, S. 17-20 W., 200.8 feet to an iron pin; thence along the line of Lot No. 24, N. 72-18 W., 183.35 feet to an iron pin on Ashburn Place; thence along the Southeastern side of Ashburn Place, N. 17-29 E., 200 feet to an iron pin, the beginning corner.

The above property is the same conveyed to M. L. Lanford, Jr. by deed of McCall-Threatt Enterprises, Inc., recorded in Deed Book 890, page 38, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree to pay Greenville County property taxes for the tax year 1970 and subsequent years.

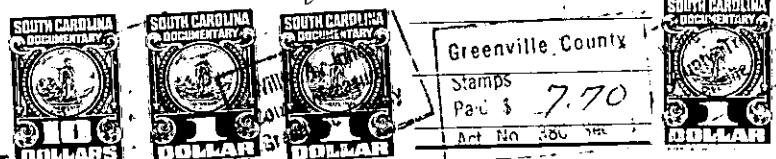
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns forever. 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 5th day of June 1970

SIGNED, sealed and delivered in the presence of

M. L. Lanford Jr. (SEAL)

James D. Eison
Carol L. Eison



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 5th day of June 1970.

James D. Eison (SEAL)
Notary Public for South Carolina
My commission expires 9/15/79

James D. Eison (SEAL)

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 5th day of June 1970.

Mary M. Lanford

James D. Eison (SEAL)
Notary Public for South Carolina
My commission expires 9/15/79

RECORDED this 5th day of June 1970 at 5:18 P. M., No. #26799