

1971 MAY 27 10 20 AM '71  
OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That we, Claude C. Welborn and Barbara Ann Welborn in the State aforesaid,

in consideration of the sum of Twenty-Four Thousand Seven Hundred Fifty and no/100 DOLLARS, ~~to the grantor(s) in hand paid at and before the sealing of these presents~~ <sup>-----\$24,750.00-----</sup> by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Roger J. Fredricks and Shirley E. Fredricks, their heirs and assigns, forever,

All that piece, parcel or lot of land in Greenville County, State of South Carolina, shown as Lot #14 on a plat of Wade Hampton Gardens, recorded in the R.M.C. Office for Greenville County in Plat Book MM, at page 199, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Flamingo Drive at corner of Lot 13 and running thence with the line of said lot, S. 71-03 E. 165 feet to an iron pin; thence with the rear line of Lot 21, N. 18-57 E. 100 feet to an iron pin in line of Lot 15; thence with line of said lot, N. 71-03 W. 158 feet to an iron pin on Flamingo Drive; thence with said drive, S. 18-57 W. 28 feet to an iron pin; thence continuing with said drive, S. 24-30 W. 72.4 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Grantors herein by deed of Levis L. Gilstrap, dated June 30, 1965, and recorded in the R.M.C. Office for Greenville County, in Deed Book 776, at page 594.

This conveyance is made subject to restrictive covenants recorded in the R.M.C. (See reverse side for continuation of description.)

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(s) hereinabove named, their Heirs and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hands and seals this 27th day of May in the year of our Lord One Thousand Nine Hundred and Seventy-One.

Signed, Sealed and Delivered in the Presence of

Wade H. Clark  
Judy S. Payne

Claude C. Welborn (Seal)  
Barbara Ann Welborn (Seal)  
\_\_\_\_\_  
27.50 (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of May 1971.

Wade H. Clark (Seal)  
Notary Public for South Carolina  
My Commission Expires: 4/7/79

Judy S. Payne

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, 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 27th day of May 1971.

Wade H. Clark (Seal)  
Notary Public for South Carolina  
My Commission Expires: 4/7/79

Barbara Ann Welborn

RECORDED this 28 day of May 1971, at 10:38 A. M., No. 28602

271-P12-1-62