

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAY 12 12 25 PM 1961

Know All Men by These Presents:

That I, WILLIAM R. TIMMONS, JR., in the State aforesaid, in consideration of the sum of ONE THOUSAND NINE HUNDRED FORTY-FIVE AND NO/100----- DOLLARS, (\$1,945.00) to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JOE O. CHARPING AND H. J. MARTIN, Their Heirs and Assigns:

ALL that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot Number 37 of a subdivision known as McSwain Gardens; a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book GG at Page 75, and having the following metes and bounds, to wit:

BEGINNING at a point on the Northwestern side of Mimosa Drive at the joint corner of Lots 36 and 37 and running thence with the Northwestern side of Mimosa Drive N 55-04 E 12 feet to a point; thence continuing with the Northwestern side of Mimosa Drive N 64-19 E 74 feet to a point; thence following the curvature of the Northwestern intersection of Mimosa Drive with McSwain Drive (the chord of which is N 20-55 E 36.4 feet) to a point; thence with the Southwestern side of McSwain Drive N 22-23 W 136.5 feet to a point at the joint corner of Lots 37 and 38; thence S 64-19 W 119 feet to a point at the joint rear corner of Lots 36 and 37; thence S 26-20 E 163.3 feet to the point of beginning.

THIS deed is executed subject to existing and recorded restrictions and rights-of-way.

GRANTEES to pay 1961 taxes.



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 and 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 the 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') hand and seal this 1st day of May in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Catherine Francis

D. E. Mullikin

William R. Timmons, Jr. (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Catherine Francis

and made oath that She saw the within named grantor(s) William R. Timmons, Jr., sign, seal and as His act and deed deliver the within written deed, and that She, with D. E. Mullikin witnessed the execution thereof.

Sworn to before me this 1st day of May, A. D., 1961. D. E. Mullikin (Seal) Notary Public for South Carolina

Catherine Francis

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, D. E. Mullikin, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Corinne J. Timmons, wife of the within named William R. Timmons, Jr., did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Joe O. Charping and H. J. Martin, Their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of May, A. D., 1961. D. E. Mullikin (Seal) Notary Public for South Carolina

Corinne J. Timmons

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 12th. day of May 19 61, at 12:25 P. M., No. 27990.

277-3-5-3