

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That We, Benjamin F. Groover and Mildred S. Groover in the State aforesaid, in consideration of the sum of Twenty-One Thousand Seven Hundred Fifty and no/100;(\$21,750.00) DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents 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 the said Keith Duane Sutton, his heirs and assigns forever:

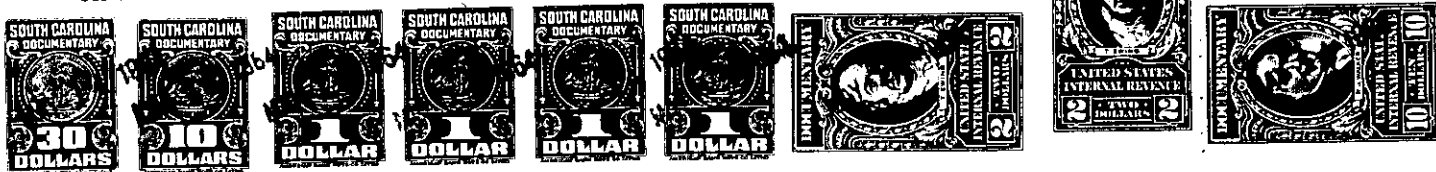
All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of Lullwater Road, in the City of Greenville, S. C. being shown as Lot No. 39 on the plat of Northside Gardens as recorded in the RMC Office for Greenville County, S. C. in Plat Book S, page 17, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Lullwater Road at a point 78.1 feet south-east of the easterly corner of the intersection of said Road with Poppy Way, said pin being the joint front corner of Lots 38 and 39, and running thence with the joint line of said lots N 55-12 E 207.8 feet to an iron pin, joint rear corner of said lots; thence with the line of Lot No. 10 S 34-48 E 80 feet to an iron pin, joint corner of Lots 39 and 40; thence with the line of said lots S 55-12 W 204.2 feet to an iron pin on the northeasterly side of Lullwater Road; thence with the northeasterly side of said Road N 37-13 W 80.07 feet to the point of beginning.

For deed into grantors see Deed Book 603, page 167.

For restrictions see Deed Book 328, page 22 and Deed Book 462, page 337.

GRANTEE TO PAY 1964 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 his 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') hands and seals this 13th day of May in the year of our Lord One Thousand Nine Hundred and Sixty-Four.

Signed, Sealed and Delivered in the Presence of

Ellida J. Middleton, Schaefer B. Kendrick, Benjamin F. Groover, Mildred S. Groover (Seal) with their seals and signatures.



State of South Carolina, Greenville County Personally appeared before me Ellida J. Middleton

and made oath that she saw the within named grantor(s) Benjamin F. Groover and Mildred S. Groover sign, seal and as their act and deed deliver the within written deed, and that she, with Schaefer B. Kendrick witnessed the execution thereof.

Sworn to before me this 13th day of May, A. D. 1964, Ellida J. Middleton, Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Schaefer B. Kendrick Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mildred S. Groover wife of the within named Benjamin F. Groover 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 Keith Duane Sutton, his 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 13th day of May, A. D. 1964, Mrs. Mildred S. Groover, Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 14th day of May 1964, at 10:32 A. M., No. 32227

519-1893-1-13