

TITLE TO REAL ESTATE—Offices of WILLIAM B. JAMES, Attorney at Law, GREENVILLE CO. S. C. GREENVILLE Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 28 3 28 PM '69
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Viola L. Larsen -----

in consideration of Seventeen Thousand Two Hundred and No/100 (\$17,200.00) -----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 Owen A. Wyatt and Joyce Rhoden Wyatt, their heirs and assigns;

All those pieces, parcels or lots of land situate, lying and being on the western side of North Franklin Road near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 238 and a portion of Lots 401 and 402 of a subdivision of property of the Colonia Company, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book J at page 4. Also shown on a plat prepared by Carolina Engineering and Surveying Company, dated April, 1969, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of North Franklin Road at the joint front corner of Lots Nos. 237 and 238 and running thence N. 57-02 W. 339 feet to an iron pin at a creek running thence with the creek as the line N. 74-18 E. 86.9 feet to an iron pin, running thence S. 57-02 E. 282 feet to an iron pin on the western side of North Franklin Road running thence with the western side of said Road S. 32-58 W. 65 feet to an iron pin, point of beginning.

This property is conveyed subject to restrictions, and rights of way or easements, if any, of record.



County Stamps Paid \$19.25
See Act No.380 Section 1

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 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 25th day of April ----- 1969.

SIGNED, sealed and delivered in the presence of:
Viola L. Larsen (SEAL)
Wilder J. Meadows (SEAL)
Esther L. Rogers (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 25 day of April ----- 1969.
Esther L. Rogers (SEAL) Wilder J. Meadows
Notary Public for South Carolina.
My Commission Expires: January 1, 1970.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY
COUNTY OF GREENVILLE }
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
_____ day of _____ 19____

(SEAL)
Notary Public for South Carolina.

RECORDED this 28 day of April 19 69 at 3:28 P. M. No. 25749

235-163-3-0