

APR 17 11 35 AM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

Greenville County
Stamps
Paid \$ 13.20
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that Leila Grumbles,

in consideration of Twelve Thousand and no/100 Dollars (\$12,000.00)----- 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 F. Durham, his heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, and having the following metes and bounds according to a plat of said property made by Piedmont Engineering Service, September, 1951, and being recorded in Plat Book VV, at page 39 in the R.M.C. Office for Greenville County, the courses and distances according to said Plat being as follows:

BEGINNING at an iron pin on the northeast corner of Grumbles property and in line of property now or formerly owned by Viola G. Frady and corner of right-of-way of southern railway company and running thence S. 10-30 E. 1157.7 feet to an iron pin at or near Poinsett Branch; thence S. 48-24 W. 233.2 feet to an iron pin; thence S. 81-00 W. 129.8 feet to a point in or near Poinsett Branch; thence continuing along said branch S. 79-07 W.: 180.2 feet to an iron pin, the same being 15.1 feet from the bank of Poinsett Branch; thence N. 13-00 W. 699.5 feet to an iron pin along property now or formerly owned by Ransom Vaught and Lillie Mae Vaught; thence continuing along the Vaught line, N. 3-00 E. 151 feet to twin poplars; thence continuing along the Vaught line, N. 19-00 W. 208.6 feet to an iron pin; thence continuing along the Vaught property, N. 12-00 W. 274 feet to an iron pin; thence S. 88-00 W. 146.4 feet to an iron pin on east side of Saluda Dam Road; thence along the eastern side of Saluda Dam Road N. 4-40 E. 55.8 feet to an iron pin in a county road; thence N. 88-04 E. 70 feet to an iron pin; thence S. 1-56 E. 25 feet to an iron pin; thence N. 88-04 E. 614.7 feet to an iron pin at the beginning corner, containing 16.18 acres, more or less, LESS, a small piece of property heretofore conveyed to William B. Carroll, said deed recorded in Deed Book 669 at page 220 in the R.M.C. Office for Greenville County.

This being the same property conveyed to the Grantee by Evelyn Barton by deed dated November 6, 1961 in Deed Book 685 at page 476 recorded in the R.M.C. Office for Greenville County.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights of way, of record, if any, affecting the above described property.

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 17th day of April 1970

SIGNED, sealed and delivered in the presence of:

Ronald K Edwards
William H. McPherson

Leila P. Grumbles (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of April 1970.

William H. McPherson (SEAL)
Notary Public for South Carolina

Ronald K Edwards

MY COMMISSION EXPIRES JANUARY 1, 1971

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NO
RENUNCIATION OF DOWER
WOMAN GRANTOR

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

17th day of April, 1970

Notary Public for South Carolina.

RECORDED this 17th day of April 1970 at 11:35 A. M. No. #22663

246-238.2-1-5 (15.73 BY SUB. REC. '71)