

FILED
GREENVILLE CO. S. C.

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TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S. C.

SEP 24 9 20 AM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, W. R. Emery, of the County and State aforesaid,

in consideration of One (\$1.00) Dollar, love and affection for my wife, the ~~xxxx~~ grantee the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release ~~xxx~~ all my undivided one-half interest in and to the following property, unto Dora Emery, her heirs and assigns forever, the following described property, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Saluda Township, on the north side of Buncombe Road, and having the following metes and bounds, to-wit: BEGINNING on the Buncombe Road at a rock corner and thence S. 72 W. 69 poles to a stone; thence S. 57-30 W. 80 poles to a stake; thence S. 2 W. 16 poles to W. B. Allen's corner; thence N. 72 E. 150 poles to a rock in the Old Buncombe Rd; thence S. 10- E. 20 poles to a stone; thence N. 88 E. 45 poles to a rock; thence N. 10-W. 67 poles to a stake; thence N. 81-W. 42 poles to Buncombe Road; thence S. with the Buncombe Road to the beginning corner.

LESS, HOWEVER, a track of land containing 26 acres, more or less, conveyed by W. G. Bayne to W. H. Bayne by deed recorded in the R.M.C. Office for Greenville, County, in Deed Book 535, page 191, and having the following metes and bounds, to-wit: BEGINNING at a stone on the Buncombe Road and running thence S. 72-00 W. 1138 feet to a stone; thence S. 57-30 W. 1320 feet to a stake; thence S. 2-00 W. 256 feet to the W.B. Allen corner; thence N. 72-00 E. 2475 feet to a stone in the Old Buncombe Road; thence with the Old Buncombe Road as the line S. 10-00 E. 330 feet to an iron pin in the old road; thence N. 88-00 E. 183 feet to an iron pin on the south sholder of the road; thence with the road as the line N. 31-41 W. 175 feet to a bend in the road; thence N. 22-10 W. 100 feet to a bend in the road; thence N. 15-45 W. 634 feet to a stone, the beginning corner. The above described property contains 9 acres, more or less, and is the smaller portion of the same conveyed to W. G. Bayne by Durant Taylor, dated December 12th, 1945, and recorded in the R.M.C. Office for Greenville County, in Deed Book 397, at page 510, and is the same property conveyed to grantee and grantor by deed from W. G. Bayne, dated March 30th, 1957, and recorded in the R.M.C. Office for Greenville County, in Deed Book 574, at page 159.

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 22 day of September, 1970.

SIGNED, sealed and delivered in the presence of:

William R. Emery (SEAL)
Witness: Alice Lamm (SEAL)

Alice Lamm (SEAL)
Julius B. Aiken Jr. (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 22 day of September, 1970

Alice Lamm (SEAL)
Notary Public for South Carolina.
My commission expires: 1-1-71

Julius B. Aiken Jr.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER =UNNECESSARY-Grantee wife of
COUNTY OF } grantor

I, the undersigned Notary Public, do hereby certify that the within named grantor(s) 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____

Notary Public for South Carolina. (SEAL)

RECORDED this 24th day of September, 1970, at 9:20 A. M., No #7234