

Nov 9 3 04 PM '70

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that John T. Douglas, W. N. Cruikshank and Sallie C. Huguenin

in consideration of TWELVE THOUSAND and NO/100 (\$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 Delbert J. Garris and Delores C. Garris, their heirs or assigns, forever:

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, on the southerly side of Neely Ferry Road near Simpsonville, and being known and designated as "Property of Delbert J. Garris and Delores C. Garris" as shown by plat thereof prepared by T. H. Walker, Jr., Reg. L. S. 3192, dated April 27, 1968, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in center of Neely Ferry Road and running thence with property now or formerly of the Thomas W. Richardson Estate, S. 7-36 W., 642.4 feet to an old iron pin; thence S. 6-39 E., 887.6 feet to an iron pin; thence S. 2-18 E., 54.2 feet to an iron pin in creek; thence with the creek as the line the following metes and bounds: S. 43-57 W., 89.3 feet to an iron pin; thence S. 71-54 W., 155 feet to an iron pin; thence S. 0-27 W., 106.8 feet to an iron pin; thence S. 58-04 W., 110 feet to an iron pin; thence S. 48-47 W., 98.6 feet to an iron pin; thence S. 55-54 W., 154.8 feet to an iron pin; thence leaving said creek and running N. 0-01 E., 745 feet to an iron pin; thence N. 17-08 E., 240 feet to an iron pin; thence N. 3-48 W., 940.0 feet to a nail and cap in the Neely Ferry Road; thence with Neely Ferry Road, N. 70-51 E. 244.6 feet to a hub at or near the northerly edge of said road; thence continuing with said Neely Ferry Road, N. 87-41 E., 244.6 feet to a nail and cap, the beginning corner. Containing 17.8 acres, more or less.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

This property is to be used for residential purposes only and no home is to be built thereon with a heated area of less than 1,200 square feet.



13.20

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 2nd day of November 1970.

SIGNED, sealed and delivered in the presence of:

John T. Douglas (SEAL)
W. N. Cruikshank (SEAL)
Sallie C. Huguenin (SEAL)
Willie Mae Watson
Mary H. Moore (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 2nd day of November 1970.

Mary H. Moore (SEAL) Willie Mae Watson
Notary Public for South Carolina.
My Commission expires: January 1, 1971.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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)' 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
2nd day of November 1970.
Mary H. Moore (SEAL)
Notary Public for South Carolina.
My Commission expires: January 1, 1971.

John T. Douglas R7A
W. N. Cruikshank R7C

RECORDED this 9th day of November 1970, at 3:04 P. M., No. #11212

130-5742-1-18 (179) 11/11/70