

RECORDED
GREENVILLE CO. S. C.
DEC 23 11:47 AM '70
OLLIE FARMS NORTH
S. C.

TITLE TO REAL ESTATE—PREPARED BY W. W. WILKINS, ATTORNEY AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, Ben Rowland

in consideration of Seventeen Thousand Three Hundred Fifty (\$17,350.00) 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 Leroy Elrod, Jr. and Mary C. Elrod, their heirs and assigns,

All that piece, parcel or lot of land in the state and county aforesaid, being known and designated as Lot No. 54, Caroline Street, as shown on a plat of Oxford Estates subdivision, recorded in the RMC Office for Greenville County in Plat Book W, at page 158, and having according to said plat, the following description:

Beginning on Caroline Street at an iron pin at joint front corner of Lots 52 and 54, and running thence 88 feet with the line of said Street to an iron pin joint front corners of Lots 54 and 56; running thence 131.6 feet with the side line of lot 56 to an iron pin joint rear corners of Lots 53, 54, 55, and 56; running thence 48.3 feet with the rear line of lot 53 to an iron pin; continuing thence 40 feet with the rear line of Lot 53 to an iron pin at joint rear corners of Lots 51, 52, 53 and 54; running thence 137.4 feet with the side line of Lot 52 to the iron pin at joint front corners of Lots 52 and 54 on Caroline Street, the point of beginning.

This is the same lot conveyed to grantor by Aubrey C. Fore, individually and as Executrix of the Estate of M. W. Fore, deceased, by deed recorded May 21, 1970 in deed vol. 890 page 285 of the RMC Office for Greenville County, S. C. and is conveyed subject to restrictions applicable to said subdivision in deed book 875 page 551, and to any recorded easements or rights of way.



A. J. S.

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 assigns, against the grantor'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 23 day of December 19 70 .

SIGNED, sealed and delivered in the presence of:
Ben Rowland (SEAL)
Ben Rowland (SEAL)
Benobria C. Hall (SEAL)
Benobria C. Hall (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23 day of December 19 70 .
W. W. Wilkins (SEAL) Benobria C. Hall

Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 1971.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } **RENUCIATION OF DOWER**

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 23 day of December 19 70 .
Benobria C. Hall (SEAL) Evelyn B. Rowland

Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 12, 1973.

RECORDED this 23rd day of December 19 70 , at 11:47 A. M., No. #14737

166-232-1-86