

FILED GREENVILLE CO. S. C.

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

Dec 23 11 30 AM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, W. A. Wallace, Jr.

in consideration of Love and affection for my wife and subject to the mortgage set forth below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Muriel M. Wallace, her heirs and assigns forever:

All that lot of land in Greenville County, South Carolina known and designated as Lot Number Seven (7) of Section Two (2) of Chanticleer, as shown by a plat thereof made by R. K. Campbell, dated August 30, 1965, and recorded in the RMC Office for Greenville County in plat Book "JJJ" at page 71; and having, according to said plat, the following metes and bounds:

BEGINNING AT an iron pin on the Northeast side of East Seven Oaks Drive at the joint front corners of Lots 7 and 8 and running along said lot lines N 37-22 E 157.3 feet to an iron pin; thence turning and running along the rear lot line of Lot 7 S 47-19 E 120 feet to an iron pin at the joint rear corners of Lots 7 and 6; thence turning and running along said lot lines S 35-11 W 144.3 feet to an iron pin on East Seven Oaks Drive; thence turning and running along East Seven Oaks Drive N 54-49 W 32.4 feet to an iron pin; thence continuing along East Seven Oaks Drive N 53-06 W 92.6 feet to the point of beginning.

This property is subject to easements and restrictions shown on said plat and to restrictive covenants recorded in the RMC Office for Greenville County in Vol. 784 at page 329.

This conveyance is made subject to that certain mortgage owned on the above described premises by Fidelity Federal Savings and Loan Association, Greenville, S. C., the balance due thereon being \$36,094.82, said mortgage duly recorded in the RMC Office for Greenville County, S. C.

For deed into grantor, see Deed Book 809, page 271.

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 23RD day of December 1970.

SIGNED, sealed and delivered in the presence of:

Stephen B. Kendrick

Jo Ann L. Starn

W. A. Wallace Jr. (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (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 23RD day of December 1970.

Stephen B. Kendrick (SEAL)

Jo Ann L. Starn

Notary Public for South Carolina.
My commission expires: 11/19/79

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER GRANTEE WIFE OF 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 _____ day of _____ 19 _____

Notary Public for South Carolina. (SEAL)

RECORDED this 23rd day of December 1970 at 11:30 A.M. No. #14735