

FILED
GREENVILLE
12 28 PM '71
OLLIE FARNSWORTH
R.M.C.

TITLE TO REAL ESTATE—Riley & Riley, Attorneys at Law, 218 Charlotte Street, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that A. D. Fleming

in consideration of Five (\$5.00) Dollars and love and affection 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 ERNEST BASS and VIRGIL F. BASS, their heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, located on the Northwesterly side of Jonesville Road, and having according to plat entitled "Property of Ernest Bass", prepared by C. O. Riddle, dated January 1971, the following metes and bounds, to wit:

BEGINNING at a nail and railroad spike in or near the center of Jonesville Road, which spike is located S. 85-45 E., 36.15 feet from old iron pin at the Northwesterly edge of said road and running thence with the line of property of James A. Hughes N. 85-45 W., 303.4 feet to an iron pin; thence N. 35-15 E., 286.4 feet to an iron pin; thence S. 54-45 E., 260 feet to a railroad spike in Jonesville Road, passing over iron pin 41 feet back on line; thence in and with Jonesville Road S. 35-15 W., 130 feet to the beginning corner.

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 28 day of Jan 19 71. A. D. Fleming (SEAL)

SIGNED, sealed and delivered in the presence of: Ernest Bass (SEAL)
Virgil F. Bass (SEAL)

STATE OF SOUTH CAROLINA Flag PROBATE
COUNTY OF GREENVILLE Palm Beach

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 28 day of Jan 19 71. E. A. Fleming (SEAL)
Peter C. Anderson (SEAL)
Notary Public for South Carolina
My Commission expires: 1/25/72

STATE OF SOUTH CAROLINA }
COUNTY OF } RENUNCIATION 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 19 day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.
My Commission expires: _____
RECORDED this 4th day of February 19 71, at 12:06 P. M., No. #18072

115-559.7-1-30:3 (1.24167)
115-607-05 559.1-1-32