

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS, Thurman Roger Ayers departed this life April 26th, 1970, (See Apt. 1131, File 5 of the records of the Probate Court for Greenville County,) intestate, seized and possessed of an undivided one-half interest in and to the real estate hereinafter described, leaving as his sole heirs and distributees his widow, Sarah S. Ayers, and three children, Kenneth R. Ayers, Lillian Marie Ayers Christopher, and Barbara Gale Ayers, all of whom are sui juris, except the minor, Barbara Gale Ayers, and said children, except the last mentioned child, are desirous of conveying their respective fractional interests in the real estate hereinafter described to their mother, Sarah S. Ayers, who already owns an undivided one-half interest in and to the real estate described herein, now therefore,

KNOW ALL MEN BY THESE PRESENTS, that we, Kenneth R. Ayers and Lillian Marie Ayers/ Christopher in consideration of the sum of One (\$1.00) Dollar, love and affection for our mother, the grantee herein, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Sarah S. Ayers, her heirs and assigns forever, all our right, title and interest in and to the following described real estate:

All that lot of land in Greenville County, City of Greenville, State of South Carolina, on the northern side of Perry Avenue, being shown as "J. V. Patterson's" Property on plat of property of A. F. Balentine, recorded in Plat Book I, at page 13, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Perry Avenue at the corner of property of now or formerly Mrs. Alex Cagle; thence with the line of said property N. 21-50 E. 128.3 feet to an iron pin; thence S. 66-58 E. 50 feet to an iron pin; thence S. 21-50 W. 129 feet to an iron pin on Perry Avenue; thence with the northern side of Perry Avenue N. 65-54 W. 50 feet to the point of beginning.

This is the same property conveyed by J. Vance Patterson to the decedent, Thurman Roger Ayers and Sarah S. Ayers, by deed dated March 12th, 1968, and recorded in the R.M.C. Office for Greenville County, in Deed Book 839, at page 393.

This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

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 5th day of August, 1970.

SIGNED, sealed and delivered in the presence of:

Alice Lamm (SEAL)
Lillian Marie Ayers Christopher (SEAL)
Julius B. Aiken (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 5th day of August, 1970.

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

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)'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 5th day of August, 1970.

Alice Lamm (SEAL)
Notary Public for South Carolina.
Verlene C. Ayers (SEAL)

My commission expires: 1-1-71
RECORDED this 5th day of February, 1971, at 1:06 P. M., No #18181

FILED
GREENVILLE CO. S. C.
FEB 5 1971
OLIE FARR
R. H. C. SMITH