

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Tommy Nelson Boyce and James C. Boyce

in consideration of -----NINETEEN THOUSAND and NO/100-----(\$19,000.00)----- 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 R. H. Leggett, his heirs and assigns, forever:

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, near the Town of Simpsonville, being located on the southern side of Georgia Road, and having, according to plat entitled property of R. H. Leggett prepared by C. O. Riddle, the following metes and bounds, to-wit:

BEGINNING at an iron pin in Georgia Road which iron pin is located S. 87-48 W., 176.9 feet from iron pin at corner of Ben Maynard and running thence with a line in Georgia Road N. 87-48 E., 25 feet to a point in line of property conveyed below; thence with line of said property, S. 0-15 W., 136 feet to a point; thence continuing with said property, N. 87-48 E., 150.4 feet to a point in line of Ben Maynard; thence with line of property of Ben Maynard, S. 0-53 W., 162.9 feet to an old iron pin; thence continuing with said Maynard property, S. 9-30 W., 535 feet to a point in center of branch, passing over iron pin 21.7 feet back on line; thence with the center line of said branch, the meanders of which are S. 51-53 W., 57.2 feet to a point; thence N. 37-11 W., 60.3 feet to a point; thence S. 81-16 W., 59.3 feet to a point, which point is located S. 8-30 W., 5 feet from iron pin; thence with line of other property of grantors herein N. 8-30 E., 357.9 feet to an iron pin; thence N. 3-12 E., 95.2 feet to an iron pin; thence N. 0-32 W., 242.2 feet to an iron pin; thence N. 0-10 E., 129.8 feet to an iron pin in Georgia Road, the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land adjoining the above described tract of land and having according to the same plat referred to therein, the following metes and bounds, to-wit:

BEGINNING at an iron pin in center of Georgia Road at joint line of Ben Maynard which iron pin is located N. 0-53 E. 17.1 feet from bolt and running thence with the line of Ben Maynard, S. 0-53 W., 136.1 feet to a point; thence with line of tract described above, S. 87-48 W., 150.4 feet to a point; thence continuing with line of property described above N. 0-15 E., 136 feet to a point in Georgia Road; thence with Georgia Road, N. 87-48 E., 151.9 feet to the beginning corner.

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

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)' hand(s) and seal(s) this 15th day of February 1971

SIGNED, sealed and delivered in the presence of:

Thomas Nelson Boyce (SEAL)
James C. Boyce (SEAL)
Betty F. Goodwin (SEAL)
R. W. Riley (SEAL)
2090 (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)' 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 15th day of February 1971

R. W. Riley (SEAL)
Notary Public for South Carolina.
My Commission expires: 8-12-80

Betty F. Goodwin (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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)' 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

15th day of February 1971
R. W. Riley (SEAL)
Notary Public for South Carolina.
My Commission expires: 8-12-80

Janelle H. Boyce
Nancy L. Lippa Boyce

RECORDED this 16th day of February 1971 at 12:45 P. M., No. #18910

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