

MAR 17 11 13 AM '71

TITLE TO REAL ESTATE—Prepared by MORRAH & GRAHAM, Attorneys At Law, Greenville, S. C.

VOL 910 PAGE 648

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, MARVIN GEORGE GARNER, JR.

in consideration of the sum of SEVENTEEN THOUSAND FIVE HUNDRED and No/100ths---- DOLLARS, in the State aforesaid, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

ROBERT S. SMALL, JR., HUGH Z. GRAHAM, JR. and PHILIP T. BRADLEY, Their Heirs and Assigns Forever:

All that certain piece, parcel or lot of land, containing 1.37 acres, more or less, situate, lying and being in Butler Township, State and County aforesaid, and being shown as the major portion of Lot No. 10 on plat of Property of W. B. Smith, as shown on plat thereof prepared by W. J. Riddle, Surveyor, dated July 17, 1939, of record in the R. M. C. Office, Greenville County, in Plat Book I at page 144, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of East North Street Extension (formerly known as the Old Spartanburg Road and as Hammett Bridge Road); and running thence N. 5-00 W. 182.8 feet to an iron pin; thence N. 68-00 E. 279 feet to an iron pin; thence S. 9-33 E. 224 feet, more or less, to a point in center of said road; thence with center of said road, S. 67-15 W. 64 feet; thence continuing with center of said road, S. 68-30 W. 229 feet to point of beginning.

This is the identical property conveyed to the Grantor by deed of J. C. Phillips dated February 7, 1948, and recorded in the R. M. C. Office for Greenville County, in Deed Book 335 at page 475.

Subject to such easements, rights-of-way and restrictions of record in said R. M. C. Office and to any rights of the public in and to such portion of said lands as lie within the bounds of East North Street Extension.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 16th day of March in the year of our Lord One Thousand Nine Hundred and Seventy-One.

Signed, Sealed and Delivered in the Presence of

Marvin George Garner, Jr. (Seal)

Nancy M. ...



19.25 (Seal)

State of SOUTH CAROLINA }
County of GREENVILLE }

Personally appeared before me Jo-Ann T. Charming

and made oath that she saw the within named grantor(s) Marvin George Garner, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this 16th

day of March, A. D. 1971

Notary Public for South Carolina (Seal)
My Commission Expires: 12-16-80

Jo-Ann T. Charming

State of SOUTH CAROLINA }
County of GREENVILLE }

RENUNCIATION OF DOWER

I, P. Bradley Morrah, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha P. Garner wife of the within named Marvin George Garner, Jr.

did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Robert S. Small, Jr., Hugh Z. Graham, Jr. and Philip T. Bradley, Their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 16th

day of March, A. D. 1971

Notary Public for South Carolina (Seal)
My Commission Expires: 12-16-80
Recorded this 17th day of March 1971

Martha P. Garner

11:13 A. M., No. #21592

-271-277.3-3-2