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Prepared by the offices of **CARTER & PHILPOT** Attorneys at Law 123 Broadus Avenue, Greenville, S.C.
GREENVILLE COUNTY R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

VOL 911 PAGE 22

KNOW ALL MEN BY THESE PRESENTS, that I, I. H. Philpot, as Trustee (By Authority under Trust Deed recorded in the R. M. C. Office for Greenville County in Deed Book 725 at Page 463)

in consideration of --Five Thousand Two Hundred and No/100---(\$5,200.00)----- 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 Joe C. Huffman, his heirs and assigns, forever:

ALL that piece, parcel or lot of land in Greenville County, South Carolina, being known and designated as Lot No. 196, Section III-B, of Westcliffe Subdivision, as shown on a plat thereof prepared by Piedmont Engineers & Architects, December 11, 1963, revised September 24, 1965 and recorded in the R. M. C. Office for Greenville County in Plat Book JJJ at pages 72, 73, 74 and 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Eastcliffe Way at the joint front corner of Lots # 195 and # 196; thence with the joint line of said Lots S. 28-12 E. 190 feet to an iron pin; thence running N. 52-53 E. 124.5 feet to an iron pin on the Western side of Balmoral Court; thence with said Court N. 0-37 E. 45.2 feet to an iron pin; thence continuing with said Court N. 34-30 W. 118.1 feet to an iron pin; thence with the arch of the corner of Balmoral Court and Eastcliffe Way N. 78-51 W. 35.6 feet to an iron pin; thence with the Southern side of Eastcliffe Way S. 56-48 W. 105.4 feet, the point of beginning.

THIS conveyance is made subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property, and more particularly, those restrictive covenants recorded in the R. M. C. Office for Greenville County in Deed Book 783 at page 405, reference to which is hereby craved.



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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 16 day of March 19 71.

SIGNED, sealed and delivered in the presence of:

Judy W. Eller (SEAL)
I. H. Philpot as Trustee (SEAL)

_____ (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 16 day of March, 19 71

Judy W. Eller (SEAL)
Henry Thigpen (SEAL)
Notary Public for South Carolina
My Commission Expires: 12/16/80

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } RENUNCIATION OF DOWER -Not Necessary-Deed of Trustee

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 March 19 71

Notary Public for South Carolina. (SEAL)
My Commission Expires:
RECORDED this 17th day of March 19 71 at 3:02 P. M., No. #21580

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