

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

APR 5 11 23 AM '71

OLLIE FARNSWORTH
R.M.C.

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

in consideration of \$10.00 and division of property 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 Tommy Nelson Boyce, his heirs and assigns forever:

All my undivided one-half (1/2) interest in and to: All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being located on the Southerly side of Georgia Road and having, according to plat entitled "Property of Tommy Nelson & James C. Boyce", dated August 1970, 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 N 1-27 E., 16 feet from iron pin on the Southern edge of Georgia Road and at the joint front corner of other property of grantee herein and running thence with the Georgia Road, N.87-48 E., 114.1 feet to an iron pin; thence along property of Leggett S.0-18 W., 123.8 feet to an iron pin; thence S.0-32 E., 242.2 feet to an iron pin; thence S. 53-12 W. 95.2 feet to an iron pin; thence S. 8-30 W., 357.9 feet to a point in center of branch, passing over iron pin back on line; thence with the center of branch, the meanders of which are S. 78-21 W., 66.4 feet to a point; thence N. 79-30 W., 58.1 feet to a point; thence S. 70-52 W., 55.9 feet to a point; thence N. 80-38 W., 61.5 feet to a point; thence S. 71-49 W., 61.5 feet to an iron pin where branch joins another branch; thence with said other branch, the meanders of which are N. 30-35 E., 94.8 feet to an iron pin; thence N. 5-46 W., 213 feet to a point; thence N. 21-19 W., 105.6 feet to a point; thence N. 6-39 W., 55.2 feet to a point; thence N. 11-04 E., 45.8 feet to a point; thence N. 13-01 W., 58 feet to a point; thence N. 41-00 E., 45.5 feet to a point, which point is located S. 87-50 W., 16 feet from an old iron pin; thence leaving said branch and running with other property of grantee herein N. 87-50 E., 222 feet to an old iron pin; thence N. 1-27 E., 250 feet passing over old iron pin 16 feet back on line, to the point of beginning.

This conveyance is 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(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 3rd day of April 1971

SIGNED, sealed and delivered in the presence of:
James C Boyce (SEAL)
Janette Sullens (SEAL)
R W Riley (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 3rd day of April 19 71
Janette Sullens (SEAL)
R. W. Riley
Notary Public for South Carolina.
My Commission expires: 7-12-80

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
3rd day of April 19 71.
R. W. Riley (SEAL)
Nancy Boyce
Notary Public for South Carolina.
My Commission expires: 8-12-80
RECORDED this 6th day of April 19 71, at 11:23 A. M., No. #23243