

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE, CO. S. C.

JUN 1 4 54 PM '71

KNOW ALL MEN BY THESE PRESENTS, that James W. Stuart and LILLIE FARNSWORTH R. M. C.

in consideration of One and No/100----- Dollars
(\$1.00) and division of property
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Margaret B. Stuart, her heirs and assigns forever,

ALL that piece, parcel or lot of land, together with buildings and improvements erected, or to be erected, thereon, situate, lying and being on the southern side of Lake Fairfield Drive in Butler Township, Greenville County, South Carolina, being known and designated as Lot No. 89 on a plat of Section One of Lake Forest Subdivision, prepared by Piedmont Engineering Service, dated July, 1953, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of Lake Fairfield Drive, joint front corner of Lots No. 89 and 90, running thence S. 39-21 E., 234.1 feet to the high water line of Lake Fairfield; thence along the high water line of Lake Fairfield as the line, the traverse line of which is N. 62-44 E., 136.7 feet, to the point where the joint line of Lots No. 88 and 89 intersects said high water line; thence N. 40-05 W., 265.5 feet to an iron pin on the southerly side of Lake Fairfield Drive; thence along said side of said drive, S. 49-38 W., 130 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the Grantor by deed of William G. Mundy, recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 626, page 206, and is hereby conveyed subject to rights-of-way, easements, restrictive covenants and set back lines of public record and actually existing on the ground affecting said property. As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given by James W. Stuart to Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County, S.C., in Mortgage Book 829, page 330, upon which there is a present balance due in the sum of \$10,381.94, and a mortgage given by James W. Stuart to Southern Machinery Company, recorded in the R.M.C. Office for said County

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 assigns against the grantor(s) and the grantor'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 31st day of August, 19 70
SIGNED, sealed and delivered in the presence of

William F. Stuart
John M. Deems

(SEAL)
(SEAL)
(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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31st day of August, 19 70
John M. Deems

(SEAL)
William F. Stuart

My Commission Expires: 9/10/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT APPLICABLE
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (twice) 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 grantor(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 19

(SEAL)
Notary Public for South Carolina

RECORDED this day of 19 at M. No.

(Continued on Next Page)