

Dec 8 11 29 AM '71

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

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KNOW ALL MEN BY THESE PRESENTS, that Douglas J. Paxton

in consideration of One and No/100 (\$1.00) Dollars, Love and Affection for my wife ~~DOUG~~, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Joann J. Paxton, Her Heirs and Assigns:

ALL my one-half (1/2) interest in and to the following described property:

ALL that certain piece, parcel or lot of land with all improvements thereon, lying, being and situate in the County of Greenville, State of South Carolina, Fairview Township, near the Town of Simpsonville, and shown as Lot No. 53 on a Plat No. 5 of West Georgia Heights, recorded in the R. M. C. Office for Greenville County, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Seminole Drive at the joint front corner of Lots 53 and 37 and running thence along the southern side of Seminole Drive S. 89-47 E. 200 feet to an iron pin; thence S. 0-13 W. 200 feet to an iron pin; thence N. 89-22 W. 200 feet to an iron pin at the joint rear corner of Lots 53 and 37; thence with the joint line of said lots N. 0-13 E. 200 feet to an iron pin at the point of beginning.

This is the same property conveyed to the Grantor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 750, Page 301.

This conveyance is subject to the following conditions subsequent. In the event the Grantee, Joann J. Paxton, remarries said property is to be sold and divided - one-half(1/2) to the Grantor and one-half(1/2) to the Grantee with the one-half (1/2) being determined by the difference between the mortgage ^{balance} ~~debt~~ September 1, 1971 and selling price if it shall be less than \$20,000.00 and in excess of \$20,000.00, the Grantor shall receive \$5,000.00 only.

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 26th day of November 19 71

SIGNED, sealed and delivered in the presence of:

Douglas J. Paxton (SEAL)

_____ (SEAL)

Rebecca A. Cooper

_____ (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(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 26th day of November 19 71

Notary Public for South Carolina

My Commission Expires Dec. 9, 1980

Rebecca A. Cooper
_____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER (GRANTEE WIFE OF GRANTOR AT TIME OF CONVEYANCE)

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 19 _____

Notary Public for South Carolina

RECORDED this 8th day of December 19 71 at 11:29 A. M., No. #15837

130-574-5-52