

TITLE TO REAL ESTATE - Prepared by **WILLIAM C. BOUTON**, Attorney at Law, Greenville, S. C.

GREENVILLE FILED  
NOV 16 4 32 PM '73  
DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that **HELEN GRACE HART AND DAN ALLISON HART**

in consideration of **FIVE AND NO/100THS (\$5.00)**----- Dollars,  
**AND ASSUMPTION OF MORTGAGE SET FORTH BELOW:**  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **JUAN KEITH HART, HIS HEIRS AND ASSIGNS FOREVER:**

**ALL** our right, title and interest in and to all that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, containing 67.75 acres and having the following metes and bounds, to-wit:

**BEGINNING** at a stone at the Northwest corner of the tract and going thence S. 6 E. 2.4 chains; thence with the branch as the line along what was W. S. Turner's land to an iron pin; thence S. 29-1/2 W. 10.44 chains; thence S. 9-1/4 W. 5.58 chains; thence along Beaver Dam Creek, to the mouth of the branch; thence N. W. 3.65 chains; thence N. 35-1/2 E. 3.24 chains; thence N. 26-1/4 E. to the Southeast corner of lot conveyed to A. B. Hart; thence with the A. B. Hart lot, 100 feet to the corner of the lot; thence N. E. 150 feet to the road; thence with the road to the point of beginning.

**THIS** conveyance is subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

**ACCORDING** to a recent plat of said property the same contained 70.2 acres, more or less, as surveyed by T. T. Dill, RLS, in 1971. This being the same property conveyed to the Grantors and the Grantee herein by two (2) certain deeds recorded in the RMC Office for Greenville County in Deed Book 931 at Page 411 and 931 at Page 415, and also heretofore inherited from the late Oscar Hart, as shown by the Probate Court Records for Greenville County.

-356-501.4-1-17

**AS** part of the consideration hereto, the Grantee assumes and agrees to pay the remaining balance due on a certain mortgage in favor of Homer Styles in the original amount of \$12,500.00. Said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1216 Page 161.

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 16th day of November 1973.

SIGNED, sealed and delivered in the presence of:

*Helen Grace Hart* (SEAL)  
*Dan Allison Hart* (SEAL)  
*William C. Bouton* (SEAL)  
*Donnie S. Tankersley* (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 16th day of NOVEMBER 1973.  
*William C. Bouton* (SEAL)  
*Helen Grace Hart*  
Notary Public for South Carolina  
My Commission Expires December 11, 1979

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER (DAN ALLISON HART UNMARRIED)  
COUNTY OF } 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\_\_\_\_ (SEAL)

Notary Public for South Carolina  
RECORDED this \_\_\_\_\_ day of NOV 16 1973 at \_\_\_\_\_ M. No. 18842

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