

TITLE TO REAL ESTATE—Office of Riley and Riley, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
F. R. C.

991

KNOW ALL MEN BY THESE PRESENTS, that HENRY G. STEPHENS, JR. and MARY JANE H. STEPHENS

in consideration of FIFTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS DoEars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JACK H. FRADY AND NAN H. FRADY, their heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as a northern portion of Lot No. 1 of a subdivision known as property of G. H. Richardson and J. H. Richardson, as shown on plat recorded in the R. M. C. Office for Greenville County in Book Q at page 189 and having according to a more recent survey entitled "Jack H. and Nan H. Frady", dated February 1, 1974, prepared by J. E. Montgomery, R. L. S., the following metes and bounds, to-wit:

BEGINNING at old iron pin on the southeastern side of Perry Avenue and running thence along the southeastern side of Perry Avenue S. 17-30 W. 100 feet to an old iron pin; thence S. 17-30 E. 189.8 feet to an old iron pin; thence N. 17-30 E. 189.8 feet to an old iron pin; thence N. 17-30 W. 189.8 feet to the beginning corner. - 577-210-1-5

This conveyance is made subject to any restrictive covenants, building setback lines, easements and rights of way affecting 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 grantee(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 22nd day of February, 1974.
SIGNED, sealed and delivered by the presence of:
Henry G. Stephens, Jr. (SEAL)
Mary Jane H. Stephens (SEAL)
Madie H. Steady
Susan Z. Madden (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) 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 22nd day of February, 1974.
Susan Z. Madden (SEAL)
Notary Public for South Carolina
My commission expires: 1-4-81
Madie H. Steady

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER

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 22nd day of February, 1974.
Susan Z. Madden (SEAL)
Notary Public for South Carolina
My commission expires: 1-4-81
Mary Jane H. Stephens
Mary Jane H. Stephens

RECORDED this day of FEB 23 1974 at M. No. 20948

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