

TITLE TO REAL ESTATE--Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

For True Consideration See Affidavit Book 18 Page 192



Know All Men by These Presents:

That I, O. B. Springfield in the State aforesaid, in consideration of the sum of -- Ten and 00/100 DOLLARS, and other valuable considerations to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said B. Barclay Newlin and Ivy L. Newlin, their heirs and assigns:

ALL that piece, parcel or tract of land situate, lying and being near the City of Greenville in the County of Greenville, State of South Carolina, on the westerly side of Old Grove Road and being a portion of the O. B. Springfield property, and having, according to a plat of the property of B. Barclay Newlin and Ivy L. Newlin, made November 14, 1955, by C. C. Jones and Associates, the following metes and bounds, to wit:

BEGINNING at a nail and bottle cap in center of Old Grove Road, corner of property of O. B. Springfield and running thence N. 81-14 W. 457.4 feet to an iron pin; thence N. 5-47 E. 69.4 feet to an old iron pin; thence continuing N. 5-47 E. 154.2 feet to an iron pin, corner of property of the grantees; thence S. 83-00 E. 421.4 feet to nail and bottle cap in center of Old Grove Road; thence through the center of Old Grove Road S. 2-34 E. 241.3 feet to an iron pin, the point of beginning.

The grantor reserves unto himself and to his wife, Eunice A. Springfield an area of 70 feet in radius from the iron pin in the rear line of the property described above, for his life and the life of his wife, or until he conveys the adjoining property, whichever event first occurs.

The grantor also reserves unto himself and to his wife Eunice A. Springfield a small area in the southeast corner of the above described property used as a driveway, for his life and the life of his wife, or until the adjoining property is conveyed, whichever first occurs.

This is a portion of the property conveyed to the grantor by deed recorded in Deeds Vol. 223, at page 204, R. M. C. Office for Greenville County, S. C.

Grantor to pay 1955 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 18th day of November in the year of our Lord One Thousand Nine Hundred and Fifty-five

Signed, Sealed and Delivered in the Presence of

Signatures of O. B. Springfield, Juanita B. Cleland, and Edward Ryan Hamer with four \$10 South Carolina Documentary stamps.

State of South Carolina, Greenville County

Personally appeared before me Juanita B. Cleland

and made oath that s he saw the within named grantor(s) O. B. Springfield sign, seal and as his act and deed deliver the within written deed, and that s he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 18th day of November A. D. 1955. Edward Ryan Hamer Notary Public for South Carolina

Signature of Juanita B. Cleland

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eunice A. Springfield wife of the within named O. B. Springfield did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto B. Barclay Newlin and Ivy L. Newlin, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 18th day of November A. D. 1955. Edward Ryan Hamer Notary Public for South Carolina

Signature of Eunice A. Springfield