

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED JAN 30 3 12 PM 1961 SOUTH CAROLINA DOCUMENTARY DOLLAR



Know All Men by These Presents:

That I, W. Hubert Alford in the State aforesaid, in consideration of the sum of Five Hundred and no/100 -----DOLLARS,

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 James R. Mann, his heirs and assigns forever,

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 41 of Terrace Gardens, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book QQ, at Page 85, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Rockcrest Drive at the joint front corner of Lots 40 and 41 and running thence with the line of Lot 40, N. 26-45 W. 225 feet to an iron pin; thence S. 63-15 W. 100 feet to an iron pin at the joint rear corner of Lots 41 and 42; thence with the line of Lot 42, S. 26-45 E. 225 feet to an iron pin on the northwestern side of Rockcrest Drive; thence along the northwestern side of Rockcrest Drive, N. 63-15 E. 100 feet to the beginning corner.

The above described property is part of the same conveyed to me by James I. Hightower by deed dated November 17, 1954, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 512, Page 351.

This conveyance is subject to Restrictive and Protective Covenants Applicable to Terrace Gardens executed by the grantor and others, dated November 30, 1960, to be recorded.

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 his 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 27th day of January in the year of our Lord One Thousand Nine Hundred and Sixty-one.

Signed, Sealed and Delivered in the Presence of

John P. Mann, James S. Estes, Jr. (Signatures of witnesses)

W. Hubert Alford (Signature of grantor) (Seal) (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me James S. Estes, Jr.

and made oath that he saw the within named grantor(s) W. Hubert Alford sign, seal and as his act and deed deliver the within written deed, and that he, with John P. Mann witnessed the execution thereof.

Sworn to before me this 27th day of January, A. D. 19 61

John P. Mann (Signature of Notary) (Seal) Notary Public for South Carolina

James S. Estes, Jr. (Signature of Notary)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John P. Mann, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha R. Alford wife of the within named W. Hubert Alford 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 James R. Mann, his 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 27th day of January, A. D. 19 61

John P. Mann (Signature of Notary) (Seal) Notary Public for South Carolina

Martha R. Alford (Signature of Mrs. Alford)

Cancelled documentary stamps attached: S. C. \$; U. S. \$ (Continued on Next Page)

Recorded this day of 19 at M., No.

538.6-1-21