

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, WILLIAM R. TIMMONS, JR., in the State-aforesaid,
in consideration of the sum of ONE THOUSAND EIGHT HUNDRED FORTY-FIVE AND NO/100-- DOLLARS,
((\$1,845.00))
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby
acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto
the said HASSIE B. EBERHARDT

ALL that certain piece, parcel or lot of land in Butler Township, Greenville
County, State of South Carolina, near the City of Greenville, and being
known and designated as Lot Number 31 of a subdivision known as McSwain
Gardens, a plat of which is of record in the R. M. C. Office for Greenville
County in Plat Book GG at Page 75, and having the following metes and
bounds, to wit:

BEGINNING at a point on the Northern side of Astor Street at the joint
corner of Lots 30 and 31 and running thence N 37-23 W 91.3 feet to a point;
thence N 53-12 W 94 feet to a point at the joint rear corner of Lots 30
and 31; thence N 78-23 E 187.4 feet to a point at the joint rear corner
of Lots 31 and 32; thence S 13-12 E 150.1 feet to a point on the Northern
side of Astor Street at the joint front corner of Lots 31 and 32; thence
with the Northern side of Astor Street S 76-48 W 89 feet to the point of
beginning.

THIS deed is executed subject to existing and recorded restrictions and
rights-of-way.

GRANTEE to pay 1961 taxes.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises be-
longing, 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 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 war-
rant 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 26th day of September in the year
of our Lord One Thousand Nine Hundred and Sixty-one

Signed, Sealed and Delivered in the Presence of

Betty J. Chitwood
D. E. Mullikin

William R. Timmons, Jr. (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

Personally appeared before me Betty J. Chitwood

COUNTY OF GREENVILLE

and made oath that she saw the within named grantor(s) William R. Timmons, Jr.
written deed, and that she, with D. E. Mullikin sign, seal and as his act and deed deliver the within
witnessed the execution thereof.

Sworn to before me this 26
day of September, A. D., 19 61
D. E. Mullikin (Seal)
Notary Public for South Carolina

Betty J. Chitwood

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

I, D. E. Mullikin Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Corinne J. Timmons
wife of the within named William R. Timmons, Jr.
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 Hassie B. Eberhardt, her 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 26
day of September, A. D., 19 61
D. E. Mullikin (Seal)
Notary Public for South Carolina

Corinne J. Timmons

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ P.
Recorded this 9th day of October 19 61, at 4:25 M., No. 9217.

277.2-5-2