

STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville }

**OLLIE FAIRSWORTH**  
 R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that **I, M. L. Lanford, Jr.**

in consideration of Exchange of property valued at \$12,880.41, cash in the amount of \$12,119.59 Dollars, and assumption of mortgage----- the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **Margaret B. Grubbs, her heirs and assigns:**

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot 91 of Chanticleer, Inc. as shown by a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book JJJ at page 71, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of East Seven Oaks Drive at the joint front corner of Lots 89 and 91 and running thence along said lot lines S. 42-12 W. 195 feet to an iron pin; thence turning and running along the joint lot lines of Lots 92 and 91 S. 40-58 E. 160 feet to an iron pin on the west side of LeConte Woods; thence turning and running along the western side of LeConte Woods N. 60-13 E. 150 feet to an iron pin; thence turning and running around the corner into East Seven Oaks Drive N. 15-13 E. 35.3 feet to an iron pin; thence continuing along East Seven Oaks Drive N. 29-47 W. 49.5 feet to an iron pin; thence continuing along East Seven Oaks Drive N. 33-30 W. 80.5 feet to an iron pin; thence continuing along East Seven Oaks Drive N. 43-37 W. 65 feet to the point of beginning.

For deed into grantor, see Deed Book 823 at page 314.

Subject to all restrictions, zoning ordinances, setback lines, roads, or passageways, easements, and rights of way, if any, affecting this property.

As a part of the consideration herein, the grantee agrees to assume and pay the balance due on a note and mortgage covering the above described property in favor of Fidelity Federal Savings & Loan Assn. recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1063 at page 199 which has a present balance in the sum of \$40,000.00.



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 26th day of September 1967.

SIGNED, sealed and delivered in the presence of:

M. L. Lanford Jr. (SEAL)  
 M. L. Lanford, Jr.  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

Agnes W. Watson  
Andrea L. Shaw

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 26th day of September 1967

Andrea L. Shaw (SEAL) Agnes W. Watson  
 Notary Public for South Carolina. **JANUARY 1, 1970**

STATE OF SOUTH CAROLINA } **RENUNCIATION OF DOWER**  
 COUNTY OF Greenville }

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 26th day of September 1967.

Agnes W. Watson (SEAL) Mary M. Lanford  
 Notary Public for South Carolina. **MY COMMISSION EXPIRES JANUARY 1, 1971**  
 Mary M. Lanford

RECORDED this 26th day of September 1967, at 3:21 P. M., No. 9147

156-4613-1-121