

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

DEC 13 11 34 AM 1967

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE PAANSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, John F. Ayers, Jr. and Frances A. Hoffman

in consideration of Ten (\$ 10.00) Dollars and love and affection Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Pauline S. Ayers, her heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the City and County of Greenville, State of South Carolina, designated as the northern portion of Lot #2, Section F, on a plat of Stone Land Company property, recorded in the R. M. C. Office for Greenville County in Plat Book A at pages 336-345, as replatted in Plat Book K at pages 227-278, and being shown in the Greenville County Auditor's Office on Sheet 35, Block 3, as Lot #7, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of Garraux Street, at the joint corners of Lots 1 and 2, Section F, and running thence along the south side of Garraux Street, S. 66-15 E. 64 feet 1-1/2 inches to a stake at the corner of Lot 3, Section F; thence along the line of Lot 3 in a southwesterly direction, approximately S. 18 W. W. 120 feet, more or less, to the corner of the southern portion of said Lot 2 heretofore conveyed by Grace E. Phillips to T. H. Cromer; thence along the line of that lot parallel with East Earle Street 64 feet 1-1/2 inches, more or less, to a stake in the line of Lot 1; thence along the line of Lot 1 in a northeasterly direction, approximately N. 18 E. 120 feet, more or less, to the point of beginning; being the same conveyed to John F. Ayers and Pauline S. Ayers by John F. Ayers, Jr. by deed dated March 10, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 547, at Page 322. Subsequently, the said John F. Ayers died intestate as more fully appears in the record of his estate on file in the Office of the Probate Judge for Greenville County, reference to which is hereby craved, in which his undivided one-half interest in said property descended to his wife, Pauline S. Ayers, the grantee herein, and to his two children, John F. Ayers, Jr. and Frances A. Hoffman, the grantors herein, and by the within conveyance, the grantors herein vest the entire fee simple interest in the above described property in the said Pauline S. Ayers.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat (s), or on the premises.

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 24th day of November 1967

SIGNED, sealed and delivered in the presence of:

Mary A. Martin

Bozeman
as to John F. Ayers, Jr.

Geraldine M. Beach

Robert A. Hoffman
as to Frances A. Hoffman

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)'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 24th day of November 1967

Bozeman (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1970

Mary A. Martin

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 24th day of November 1967

Bozeman (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1970

Doris D. Ayers
DORIS D. AYERS

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

500-35-3-7