

TITLE TO REAL ESTATE—Prepared by PYLE & PYLE, Attorneys at Law, Greenville, S. C. JUN 18 11 51 AM 1968

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FERNSWORTH
R. M. O.

County Stamps Paid \$49.50
See Act No. 380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that HUGH TINSLEY

Five
in consideration of Forty/Thousand and no/100 (\$45,000.00) ----- 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 ROLAND WINGATE PENICK and JOANNE M. PENICK, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Tract No. 3 of Montverde, and according to plat prepared by C. O. Riddle, Engineer, July, 1956, recorded in Plat Book KK, Page 102, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Montverde Drive, at joint front corner of Tracts Nos. 2 and 3, and running thence S. 79-18 W., 174.8 feet to an iron pin; thence S. 79-39 W., 144.2 feet to an iron pin; thence N. 87-31 W., 65.6 feet to an iron pin; thence N. 2-30 E., 205 feet to the joint rear corner of Tracts Nos. 3 and 4; thence with the line of said tracts, N. 82-18 E., 318 feet to an iron pin on Montverde Drive; thence with Montverde Drive, S. 18-07 E., 41.7 feet; S. 14-32 E., 129.3 feet; S. 19-49 E., 29 feet to the point of beginning, and containing 1.65 acres.

ALSO: An easement in and to a strip running from Fairview Road to the southern boundary of the above described property, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Fairview Road at corner of property now owned by W. D. Miller, and running thence with the line of said property, N. 3-04 E., 195.6 feet to an iron pin in line of Tract No. 3; thence with said Tract; N. 79-18 E., 20.6 feet; thence approximately S. 3-04 W., 207.7 feet to a point on Fairview Road; thence N. 67-03 W., 21.2 feet to the point of beginning.

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 4th day of June 19 68
SIGNED, sealed and delivered in the presence of:
C. Vick Bly (SEAL)
Landra D. Martin (SEAL)
Hugh Tinsley (SEAL)

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 4th day of June 19 68.
C. Vick Bly (SEAL)
Notary Public for South Carolina
My Commission Expires 1/1/71.
Sandra D. Martin

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 4th day of June 19 68
C. Vick Bly (SEAL)
Notary Public for South Carolina
My Commission Expires 1/1/71.
Sara P. Tinsley
RECORDED this 18 day of June 19 68 at 11:51 A.M. No. 32560

-274-P34-1-30