

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, WILLIAM F. SELLARS, JR., AND MIRIAM B. SELLARS,

in consideration of Three Thousand Five Hundred Dollars (\$3,500.00) and assumption of Dollars, mortgage more particularly set out herein below; the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto TOM P. WATSON, his heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate in the County of Greenville, State of South Carolina, being known and designated as Lot No. 154 of South Forest Estates, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, at page 181, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Belvedere Road, at the joint front corner of Lots Nos. 153 and 154, and running thence with the joint line of said lots, N. 3-37 E. 126.9 feet to an iron pin; thence N. 85-26 W. 10 feet to an iron pin; thence with the line of Lot No. 156, S. 85-05 W. 125 feet to an iron pin in the eastern side of West Belvedere Road; thence with the eastern side of West Belvedere Road, S. 4-55 E. 60 feet to an iron pin; thence with the curve of West Belvedere Road, the chord of which is S. 43-21 E. 62 feet, to an iron pin in the northern side of West Belvedere Road; thence with the northern side of West Belvedere Road, S. 81-31 E. 79.7 feet to the point of beginning.

This is the identical property conveyed to the Grantors herein by deed of Archie P. Pruitt, dated June 6, 1966, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 799 at page 512.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements, and rights of way, of record, if any, affecting the above described property.

As a part of the consideration, the Grantees herein assume and agree to pay the balance due on that certain mortgage given to C. Douglas Wilson & Co., and assigned to Metropolitan Life Insurance Company, in the original principal sum of \$13,500.00 and recorded in the R.M.C. office for Greenville County, South Carolina in R.E.M. Book 822 at page 537; said mortgage having a principal balance now due thereon of \$11,504.10.



County Stamps Paid \$ 3.85
See Act No.380 Section 1

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 22nd day of May, 1969

SIGNED, sealed and delivered in the presence of:

William F. Sellars, Jr. (SEAL)
Miriam B. Sellars (SEAL)
Miriam B. Sellars
William F. Sellars, Jr. (SEAL)

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William Harris McPherson
MY COMMISSION EXPIRES JANUARY 1, 1971

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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 22nd day of May, 1969.

William Harris McPherson (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES JANUARY 1, 1971

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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 22nd day of May, 1969.

Miriam B. Sellars
Miriam B. Sellars

William Harris McPherson (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES JANUARY 1, 1971

RECORDED this 22 day of May 1969 at 3:49 P. M., No. 27976

-159-377-10-8