

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

Know All Men by These Presents:

That I, FRED T. PAYNE in the State aforesaid, in consideration of the sum of One and No/100 (\$1.00) and love and affection-----DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said THOMAS E. PAYNE, His Heirs and Assigns, Forever, reserving unto the grantor, Fred T. Payne and his wife Lillian B. Payne the right to use and receive the rents and profits therefrom during their lifetime or the lifetime of the survivor of them:

ALL my undivided one-half (1/2) interest in and to all that certain piece, parcel or lot of land situate, lying and being in Cleveland Township, County and State aforesaid, known and designated as Lot 11 of a subdivision known as Hart Valley Haven as shown on a Plat made by J. C. Hill, Surveyor, March 10, 1955, recorded in the RMC Office for Greenville County, S. C., in Plat Book EE at Page 137 and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a point on the South side of County Road, joint corner of Lots 10 and 11 and running thence with the common line of said lots S. 23-00 E. 174 feet to the center of Oil Camp Creek; thence following the center of said creek as a line 60 feet, more or less, to the joint rear corners of Lots 11 and 12; thence following the common line of said lots N. 23-00 W. 161 feet to the center of said County Road; thence with the center of said Road, S. 78-00 W. 61.3 feet to the point of beginning. Subject to such easements and rights of way as may have been previously given.

The grantor reserves to himself and to his wife, Lillian B. Payne the right to the use and enjoyment of the above described property and the right to receive any rent and income therefrom for and during their lifetime and the lifetime of the survivor of them.

The interest hereby conveyed is the same conveyed to the grantor and Thomas E. Payne by deed of Arvid B. Galland dated September 11, 1967, recorded in the RMC Office for Greenville County in Deed Book 829, Page 604.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, 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 his Heirs and Assigns forever, subject to the life estate reserved above.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant 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 13th day of October in the year of our Lord One Thousand Nine Hundred and sixty nine

Signed, Sealed and Delivered in the Presence of
Nancy C. Hunter
Patrick C. Fant
Fred T. Payne

(Seal)
(Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, } Personally appeared before me Nancy C. Hunter
Greenville County

and made oath that s he saw the within named grantor(s) Fred T. Payne sign, seal and as his act and deed
Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 13th day of October, A. D. 19 69
Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission expires: 4-17-79
Nancy C. Hunter

State of South Carolina, } RENUNCIATION OF DOWER
Greenville County } I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lillian B. Payne wife of the within named Fred T. Payne 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 Thomas E. Payne his 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 13th day of October, A. D. 19 69
Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission expires: 4-17-79
Cancelled documentary stamps attached: \$. ; U. S. \$
Recorded this 14th day of October 19 69 at 4:41 P.M. No. 8928

437-687-1-31