

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

JAN 15 4 31 PM '70

STATE OF SOUTH CAROLINA } LIE FARNSWORTH
COUNTY OF GREENVILLE } R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, R. M. Gaffney, Trustee for R. M. Gaffney and Lowell H. Tankersley under Agreement dated September 28, 1964

in consideration of Two Thousand Two Hundred Fifty and No/100 (\$2,250.00) 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 Rackley-Hawkins, Ltd., its successors and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Bluffside Drive, near the City of Greenville, S. C., being known and designated as Lot No. 15, Section II, Parkdale, as recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, page 121, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Bluffside Drive, said pin being the joint front corner of Lots 15 and 16 and running thence with the common line of said lots S 63-47 W 284.1 feet to an iron pin, the joint rear corner of Lots 15 and 16; thence S 9-26 E 104.45 feet to an iron pin, joint corner of Lot 15 and property now or formerly belonging to Bruce McJunkin, et al; thence N 63-47 E 314.3 feet to an iron pin on the southwesterly side of Bluffside Drive; thence with the southwesterly side of Bluffside Drive on a curve, the following courses and distances: N 56-13 W 50 feet to an iron pin; thence N 3-47 E 50 feet to an iron pin on the southwesterly side of Bluffside Drive; thence continuing with the southwesterly side of Bluffside Drive N 26-13 W 13.4 feet to an iron pin, the point of beginning.

The premises hereinabove described are conveyed subject to certain restrictions and protective covenants recorded in the RMC Office for Greenville County, S. C., in Deed Book 833, page 173 and subject to all roadways, easements, and right of ways, if any, affecting the above described property, including but not limited to, the 20 foot drainage easement as shown on the aforesaid plat.

For deed into grantor, see Deed Book 758, page 427.

GRANTEE TO PAY 1969 TAXES.



Greenville County
Stamps
Paid \$ 2.75
Act No. 380 Sec. 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 12 day of January 19 70.

SIGNED, sealed and delivered in the presence of:

R. M. Gaffney, Trustee (SEAL)
R. M. Gaffney, Trustee (SEAL)
John M. McCreel (SEAL)
Thomas B. Healy (SEAL)

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12 day of January 1970.:

Thomas B. Healy (SEAL)
Notary Public for South Carolina.
My commission expires: 9-15-79
John M. McCreel

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER GRANTOR - TRUSTEE

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

day of 19 (SEAL)

Notary Public for South Carolina.

RECORDED this 15 day of January 19 70 at 4:31 P.M., No. 15916

305-34.5-1-101