

JAN 26 10 04 AM '70

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomas Attorneys Building, Greenville, S., C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Russell R. Ledford

in consideration of \$1.00 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 Nell B. Ledford, her heirs and assigns forever:

A ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as Lot #32 on Carlton Drive, according to a plat of Pine Valley Estates, Section 1, made by Dalton & Neves, Engineers, recorded in the RMC office for Greenville County in Plat Book MM at page 138. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on the western side of Carlton Drive at the joint front corner of Lots 31 & 32 and running thence S 65-02 W 223.8 feet to an iron pin; thence S 10-52 E 20 feet to an iron pin; thence S 44-57 E 119.5 feet to an iron pin; thence N 51-14 E 196 feet to an iron pin at the joint front corner of Lots 32 & 33; thence along Carlton Drive, N 26-36 W 85 feet to the beginning corner.

The property conveyed herewith is subject to all easements, rights of way and restrictions of record.

The property conveyed herewith is subject to a mortgage in favor of Carolina Federal Savings & Loan Association in the original amount of \$20,500.00 recorded in Mortgage Book 1110 at page 28 in the RMC office for Greenville County.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 26 day of December 19 69.

SIGNED, sealed and delivered in the presence of:

Heiron J. Cochran _____ (SEAL)
Sandra L. Stone _____ (SEAL)

_____ (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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26 day of December 19 69.

Heiron J. Cochran _____ (SEAL)
Sandra L. Stone _____
Notary Public for South Carolina
My commission expires: 8-4-77

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER (WIFE IS GRANTEE)
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, 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.
My commission expires: _____

RECORDED this 26th day of January 1970, at 10:04 A. M., No. #16545

799-116.2-1-145