

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

FEB 2 4 40 PM '70

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that PABLM. C. HENSON and STEWART H. GARRETT

in consideration of Five Thousand Six Hundred Ninety and 58/100-----(\$5,690.58)-----Dollars and the assumption of mortgage indebtedness set forth 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 GARRETT-HENSON REAL ESTATE COMPANY, INC., its successors and assigns forever, ALL our right, title and undivided two-thirds interest in and to all that piece, parcel or tract of land lying on the Northern side of U. S. Highway No. 1-85 just West of Laurens Road on the Southeast side of Douglas Road near the City of Greenville, Greenville County, South Carolina, containing 3.53 acres, according to a survey of the property of T. Frank Huguenin and John T. Douglas made by Dalton & Neves, Engineers, dated December 1959 and having according to said survey the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of U. S. Highway 1-85 at corner of property now or formerly of Ward B. Hines and running thence along the North edge of the right of way of said Highway, the following courses and distances: N. 53-30 E., 213.9 feet to a point; N. 57-20 E., 211.8 feet to a point; N. 61-30 E., 212 feet to a point; N. 65-41 E., 213.8 feet to a point; N. 69-39 E., 206.2 feet to a point; and N. 71-46 E. 373.4 feet to an iron pin on the North side of said Highway; thence leaving said Highway and running N. 33-56 E., 45 feet to an iron pin; thence N. 22-17 W., 114.8 feet to an iron pin on the Southeast edge of the right of way of Douglas Road; thence following the right of way of Douglas Road the following courses and distances: S. 72-13 W., 36 feet to a point; S. 74-56 W., 265.9 feet to a point; S. 66-06 W., 216.5 feet to a point; S. 60-50 W. 337.6 feet to a point; S. 52-50 W., 225 feet to a point; S. 37-10 E., 7 feet to a point; S. 47-08 W., 22.7 feet to a point; and S. 52-20 W., 245 feet to a point on the Southeast edge of the right of way of Douglas Road at corner of property now or formerly of Ward B. Hines; thence along said Hines property line, S. 36-07 W., 154.4 feet to the beginning corner, together with a two-thirds interest in and to that certain 2-inch water line extending from Laurens Road along Douglas Road to and along the front of the above described property.

The above described property is the same conveyed to Walter S. Griffin and Paul T. Henson by deed of John T. Douglas and Sallie Clark Huguenin recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 844, page 215. Walter S. Griffin and Paul T. Henson subsequently conveyed an undivided one-third interest in and to the same to Stewart H. Garrett, as will appear by reference to the public records of Greenville County, South Carolina.

As a part of the consideration for this deed, The Grantee assumes and agrees to pay in full an undivided two-thirds portion of that certain note and mortgage given by Walter S. Griffin and Paul T. Henson to John T. Douglas and Sallie Clark Huguenin in the original sum of \$30,000.00 dated May 13, 1968, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 1092, Page 449.

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 assigns against the grantor(s) and the grantor'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 31st day of December 1969.

SIGNED, sealed and delivered in the presence of:

Judy Shooks (SEAL)  
William White (SEAL)  
Paul T. Henson (SEAL)  
Stewart H. Garrett (SEAL)  
Greenville County (SEAL)  
Stamps Paid 660 (SEAL)

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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 31st day of December 1969.

Louis M. Davis (SEAL)  
Notary Public for South Carolina  
My Commission Expires 1/1/1970

Judy Shooks

STATE OF SOUTH CAROLINA  
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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

31st day of December 1969.  
Louis M. Davis (SEAL)  
Notary Public for South Carolina  
My Commission Expires 1/1/1970

Rita B. Garrett  
Annie Maye C. Henson

RECORDED this 2nd day of February 1970 at 4:40 P. M., No. #17120

1-14-1  
272-1-14-1