

FILED

STATE OF SOUTH CAROLINA

MAR 20 1 48 PM '70

GREENVILLE COUNTY

OLLIE FARNSWORTH R. M. C.

Know All Men by These Presents:

That I, Augusta Valentine, in the State aforesaid, in consideration of the sum of One and No/100 (\$1.00) Dollar love and affection

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 Amos Valentine, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and, having, according to a plat prepared by Jones Engineering Services, dated January, 1970, the following courses and distances, to-wit:

BEGINNING at the north east corner of Grantor's lands and running thence; S. 2-20 W. 155 feet along the joint line of Grantor's property and The Franklin Estate to a point; thence, S. 59-13 W. 146.2 feet across Grantor's property to a point; thence, N. 50-54 W. 50 feet over Grantor's property to a point; thence, N. 9-06 E. 162 feet over Grantor's property to a point in the line of Grantor's property; thence, along the line of Grantor's property, N. 75-15 E. 150 feet to a point, the point of beginning; further the Grantor hereby grants to the Grantee a right-of-way for purposes of ingress and egress over her lands described in the aforesaid deed from the aforesaid lot of land to Ridge Road, formerly Conestee Road.

This being a portion of the property conveyed to Daniel Valentine by deed dated August 7, 1948, and recorded in the R. M. C. Office for Greenville County in Deed Book 364, at Page 468, and being the same property willed to the Grantor herein by the said Daniel Valentine, Will on file in the Office of the Probate Court for Greenville County, South Carolina, in Apartment 686, File 10.

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.

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 Third day of March in the year of our Lord One Thousand Nine Hundred and Seventy.

Signed, Sealed and Delivered in the Presence of Margaret Clark, Maxwell L. Davis, Augusta Valentine, and several other witnesses.

State of South Carolina, Greenville County, Philadelphia. Personally appeared before me Margaree Clark and made oath that she saw the within named grantor(s) Augusta Valentine sign, seal and as her act and deed deliver the within written deed, and that she, with Maxwell L. Davis, witnessed the execution thereof. Sworn to before me this Third day of March, A. D. 1970. Notary Public, Philadelphia, Philadelphia, My Commission Expires March 19, 1973.

State of South Carolina, Greenville County. RENUNCIATION OF DOWER GRANTOR IS A WOMAN. I, Notary Public, do hereby certify unto all whom it may concern, that Mrs. wife of the within named 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 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 day of March, A. D. 1970. Notary Public for South Carolina.

Vertical handwritten notes on the right margin: 111.2 - 2 - 25.2 - 0.55 Act - 249 - cat of 111.2 - 2 - 25.2