

APR 8 11 37 AM '70
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Lowell W. McCrary, as attorney-in-fact for William A. Larsen, Jr. ---

in consideration of Eleven Thousand Seven Hundred and No/100 (\$11,700.00) ----- 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 E. M. Pirkle and Wilma E. Pirkle, their heirs and assigns:

WHEREAS Viola L. Larsen died testate on Aug. 25, 1969 leaving as the sole beneficiary of her estate, William A. Larsen, Jr. a legal resident of Greenville County, South Carolina, and now serving in the U. S. Army; and whereas, William A. Larsen, Jr. has executed a Power of Attorney appointing Lowell W. McCrary as Attorney-in-Fact with power to convey the subject real estate, reference being made to the recording of this latter document recorded herewith; and whereas, the grantees herein have contracted to purchase the premises hereinafter described for the consideration above referred to, the subject premises are hereby conveyed subject to the terms of this deed:

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 4 on Plat of North Sunset Hills, said plat being recorded in Plat Book L, page 92, and having according to said plat, the following metes and bounds, to-wit:

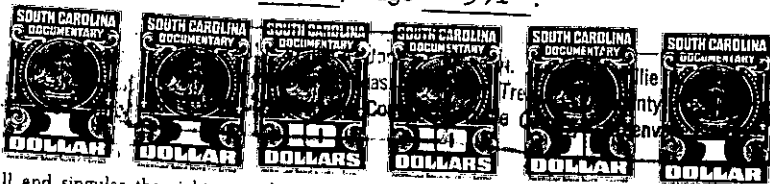
BEGINNING at an iron pin on the southeasterly side of Paris Mountain Road, joint front corner Lots 4 and 5; and running thence N. 38-38 W. 159.5 feet to an iron pin; thence S. 50-52 W. 60 feet to an iron pin; thence S. 38-38 E. 158.9 feet to an iron pin on Paris Mountain Road, joint front corner Lots 3 and 4; thence along Paris Mountain Road, N. 51-22 E. 60 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, right-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This is the same property conveyed to Viola L. Larsen by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 867 at page 582.

Grantee to pay 1970 taxes.

Power of Attorney recorded Book 887, Page 391.



Greenville County
Stamps
Paid \$ 13.20
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 8 day of April 1970.

SIGNED, sealed and delivered in the presence of:

Leo H. Hill
Carol H. Maddox

Lowell W. McCrary
Lowell W. McCrary as attorney-in-fact for
William A. Larsen, Jr.

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

SWORN to before me this 8 day of April 1970.

Notary Public for South Carolina.

My Commission Expires 6-13-79

Carol H. Maddox

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER - William A. Larsen, Jr. is unmarried.

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, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19 _____

Notary Public for South Carolina. (SEAL)

RECORDED this 8th day of April 1970 at 11:37 A. M., No. #21994.

235-1732-4-6