

TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S. C.

APR 8 4 08 PM '70

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
R. M. C.

Whereas, R. P. Grice and Pearl A. Grice were tenants in common as to the real estate herein described, the same having been conveyed to them by deed recorded in the R.M. C. Office for Greenville County, in Deed Book 309, at page 245, by Grover C. and Frances A. Beddingfield. It was intended by R.P. Grice and Pearl A. Grice that they convey the entire fee to Hazel G. Bates, by deed recorded in Deed Book 850, at page 15, however, through oversight, Pearl A. Grice neglected to sign said deed, as a grantor, conveying her undivided one-half interest in said real estate to Hazel G. Bates. It was further intended by Hazel G. Bates that she convey the entire fee to the grantees herein named, however, owing to the error above recited; this was not done. The purpose of this deed is to have the grantor, Pearl A. Grice, convey her undivided one-half interest in the real estate herein described to the grantees in order that they may own the entire fee, thereby conforming to the intent of all the parties concerned. Now therefore,

KNOW ALL MEN BY THESE PRESENTS, that I, Pearl A. Grice, of the County and State aforesaid, in consideration of the sum of One (\$1.00) Dollar and correction of deed, to me in hand paid by James A. Merrell and Carolyn S. Merrell, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James A. Merrell and Carolyn S. Merrell, their heirs and assigns forever,

All that piece, parcel or lot of land in the Bates Township, County of Greenville, State of South Carolina, lying on the West side of Keeler Mill Road, bounded by lands on the south by Birdie Shirley, on the west and north by W. A. Jones, Jr., on the northeast by James H. Bates and Keeler Mill Road.

BEGINNING at an iron pin on the west side of Keeler Mill Road running South 73-30 West 650 ft; thence North 14-20 West 300 feet; thence north 46-40 East 587 feet; thence south 70-15 E. 195 feet; thence South 6-45 West 235 feet; thence South 18-50 East 243 feet to the beginning corner and containing 7.70 acres.

This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or the recorded plat, and/or on the premises.

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 8th day of April 1970.

SIGNED, sealed and delivered in the presence of:

Pearl A. Grice (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 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.

Julius B. Aiken (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 1-1-79

Julius B. Aiken  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER - UNNECESSARY - Grantor a woman.

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 8th day of April 1970, at 4:08 P. M., No. #22018

355-511.2-1-7.3