

JUN 26 10 20 AM '70

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that TOMMY NELSON BOYCE & JAMES C. BOYCE

in consideration of One and No/100-----(\$1.00) Dollars
and exchange of property valued at \$1,900.00
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto WAL-TUO, INC., its successors and assigns forever:

ALL that tract of land containing 2.47 acres, more or less, situate, lying and being near the Eastern side of U. S. Highway No. 276 and the Southern side of West Georgia Road near the Town of Simpsonville in Greenville County, S. C., being shown on a survey for Wal-Tuo, Inc. made by Carolina Engineering & Surveying Co., dated December 6, 1965, revised May 7, 1970, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northeasternmost rear corner of Lot No. 18 of property of Rex L. Carter and Leo H. Hill (said iron pin being located N. 53-31 E., 153.9 feet from an iron pin on the right of way of U. S. Highway No. 276) and running thence along the line of Lot No. 18, S. 13-45 W., 103.9 feet to an iron pin; thence continuing along the line of Lot 18, S. 58 E., 278.5 feet to an iron pin in or near a branch; thence with said branch as the line and along the line of property formerly owned by Woodside Mills, the traverse line being N. 14-08 E., 169 feet to an iron pin; thence continuing with said branch as the line, the following traverse courses and distances: N. 40-21 E., 72.7 feet to an iron pin, N. 5-39 E., 130 feet to an iron pin, and N. 30-06 E., 95 feet to an iron pin; thence leaving said branch and running through other property of the Grantors herein, N. 84-41 W., 186 feet to an iron pin; thence continuing along the line of other property of the Grantors, N. 89-33 W., 126 feet to an iron pin; thence S. 13-45 W., 206.5 feet to an iron pin, the beginning corner.

The above described property is a part of the same conveyed to the Grantors by deed of Mary Ethel B. Pirkle Campbell, et al, recorded in the RMC Office for Greenville County, S. C., in Deed Book 886, page 588, and is hereby conveyed subject to rights of way and easements of public record.

The Grantee agrees to pay Greenville County property taxes for the tax year 1970 and subsequent years, 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 10th day of June 19 70.

SIGNED, sealed and delivered in the presence of

R. W. Riley
E. P. Riley



Tommy Nelson Boyce (SEAL)
Tommy Nelson Boyce

James C. Boyce (SEAL)
James C. Boyce



STATE OF SOUTH CAROLINA
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of June 19 70.

R. W. Riley (SEAL)
Notary Public for South Carolina
My commission expires: 1-1-71

E. P. Riley

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 10th day of June 19 70.
R. W. Riley (SEAL)
Notary Public for South Carolina
My commission expires: 1-1-71

Janella Boyce
Francis Lou H. Boyce

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

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1-1-71
150-1-1-71
300-1-1-71
1-1-71