

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
AUG 26 11 17 AM '70  
JOLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Robert F. Montgomery

in consideration of Nine Thousand Five Hundred and no//100 (\$9,500.00) 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

R. Bruce Maxwell and Margaret F. Maxwell, their heirs and assigns forever:  
All that lot of land in the State of South Carolina, County of Greenville, near the Town of Mauldin, containing 7.6 acres, more or less, as shown on a Plat entitled "Survey for R. Bruce Maxwell", prepared by Carolina Engineering & Surveying Co., recorded in Plat Book \_\_\_\_\_, at page \_\_\_\_\_, in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly edge of East Butler Avenue, at the joint front corner of property of Rowe and running thence with the edge of said East Butler Avenue, S. 5-29 W. 160 feet to an iron pin; thence along the line of property of Robert F. Montgomery, N. 71-56 W, 1,040 feet to a point in or near a branch; thence along said branch as follows: N. 20-30 E. 129.8 feet to an iron pin; N. 21-37 E. 100 feet, N. 18-18 E. 225 feet, N. 12-35 E. 99 feet to an iron pin; thence S. 50-45 E. 1,074.5 feet to the point of beginning.

This is a portion of the property conveyed to the grantor and the late Frances H. Montgomery by deed recorded in Deed Book 405 at page 336. The said Frances H. Montgomery died testate in November, 1961 leaving the grantor as her sole devisee.

This conveyance is subject to restrictive covenants of record, set back lines, road or passageways, easements and rights of way, if any, affecting the above described property.



10.45

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 20<sup>th</sup> day of August 19 70

SIGNED, sealed and delivered in the presence of:

Robert F. Montgomery (SEAL)

W. T. Taylor (SEAL)  
J. P. [Signature] (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
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 2<sup>nd</sup> day of August 19 70

[Signature] (SEAL) W. T. Taylor

My Commission Expires 1/1/71

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER (Grantor is a W. dower)  
COUNTY OF }

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)' 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 28 day of August 19 70 at 11:17 A. M., No. 4903

546.1-1-11  
206-OUT CF 546.1-1-12