

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, 067-1-37 AM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. H. O.

KNOW ALL MEN BY THESE PRESENTS, that I, J. EARLE FURMAN

46.75
A. 143 38

in consideration of Forty-Two Thousand Five Hundred (\$42,500.00) Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto James E. Lipscombe, III and Patricia E. Lipscombe.

ALL that piece, parcel or lot of land on the west side of Capers Street in the City of Greenville, County of Greenville, State of South Carolina and being known and designated as a portion of Lot No. 1 as shown on a plat of property of Alester G. Furman, Jr. recorded in the RMC Office for Greenville County, South Carolina, in Plat Book U at Page 183 and having the following metes and bounds:

BEGINNING at an iron pin on the west side of Capers Street, which pin is 200 feet from the northwest corner of the intersection of Capers Street and Crescent Avenue, and running thence S. 84-40 W. 130 feet to an iron pin in the line of Lot No. 2; thence with the line of said lot N. 5-41 W. 121.2 feet to an iron pin; thence N. 89-07 E. 130.2 feet to an iron pin in Capers Street; thence with said street S. 5-41 E. 111 feet to the beginning corner.

This is the same property conveyed to the grantor herein on June 18, 1953 recorded in Deed Book 480, at page 276.

ALSO that certain strip of land adjoining the above described property having the following metes and bounds:

BEGINNING at an iron pin on the west side of Capers Street, southeastern corner of the property described above and running thence with the line of that property S. 84-40 W. 130 feet; thence S. 5-41 E. 10 feet; thence N. 84-40 E. 130 feet to Capers Street; thence N. 5-41 W. 10 feet to the beginning corner; being the same property conveyed to J. Earle Furman by deed recorded in Deed Book 605, at page 155.

This deed is subject to all restrictions, easements and rights of way of record.

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 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 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 30 day of September 19 70.

SIGNED, sealed and delivered in the presence of:

J. Earle Furman (SEAL)

Lynn A. Brandon
Wendell J. Beets



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 30 day of September 19 70.

Wendell J. Beets (SEAL)

Lynn A. Brandon

Notary Public for South Carolina.
My commission expires 9-15-77

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

30 day of September 19 70
Wendell J. Beets (SEAL)

Carolyn H. Furman

Notary Public for South Carolina.
My commission expires 9-15-77

RECORDED this 1st day of October 19 70 at 9:37 A. M., No. 7849

500-93-4-33