

OCT 15 2 26 PM '70

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Thomas Franklin Howard

in consideration of TWENTY THOUSAND and no/100 (\$20,000.00)----- 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

Alvin E. Smith and George H. Lindsey, their heirs and assigns forever:

All those certain pieces, parcels or tract of land situate, lying and being in the County of Greenville, State of South Carolina in O'Neal Township containing 52.6 acres more or less, known and designated as Tract No. 7 of the property of the W. G. Howard Estate according to a plat made by Terry T. Dill, October, 1955, and of record in the R. M. C. Office for Greenville County.

BEGINNING at a point in the center of the Locust-Tigerville Highway at the northwest corner of Tract No. 8 and running thence with line of Tract No. 8, S. 21-30 E. 1600 feet; thence S. 5-30 E. 2096 feet to an iron pin; thence with line of Taylor property, N. 61-10 W. 532 feet; thence with line of Roe and Heathley property, N. 9-15 W. 1960 feet to maple on Beaverdam Creek; thence with said creek in a westerly direction 72 feet to an iron pin; thence with line of Tract No. 6, N. 41-30 W. 1318 feet to a point in center of Locust-Tigerville Highway; thence along the center of said Highway as follows: N. 51-30 E. 150 feet; N. 60-21 E. 250 feet; N. 74 E. 500 feet and N. 77-37 E. 200 feet to the beginning corner; less however, that portion of said property previously conveyed by deed recorded in the R. M. C. Office for Greenville County in Deeds Book 894 at Page 335 which conveyance covers 7.91 acres.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record on the recorded plat(s) or on the premises.



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2200

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 15th day of October 1970.

SIGNED, sealed and delivered in the presence of:

Thomas Franklin Howard (SEAL)

Margaret R. Garrett
F. M. Dill

_____(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 15th day of October 1970.

F. M. Dill (SEAL)
Notary Public for South Carolina.

Margaret R. Garrett

My Commission Expires January 1, 1971.

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER - GRANTOR NOT MARRIED

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 15th day of October 1970 at 2:26 P. M., No. #9032

320-649.4-1-4