

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

OCT 29 3 2 PM '70

STATE OF SOUTH CAROLINA,
County of GREENVILLE

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That RLS Realty Company, Inc.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Fifteen Thousand and no/100 (\$15,000.00) dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Juanita S. Groff, her heirs and assigns forever:
An undivided one-half (1/2) interest in and to:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southwesterly side of Wellington Avenue, in the City of Greenville, S. C., and having according to a plat prepared by Carolina Engineering & Surveying Co entitled "Survey for J. R. McQueen & Robert L. Smith" dated December 2, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Wellington Avenue, which pin is located 230 feet in a northwesterly direction from the westerly corner of the intersection of U. S. Highway No. 29 and Wellington Avenue and running thence S 52-45 W 183.8 feet to an iron pin; thence N 37-22 W 172.1 feet to an iron pin; thence N 62-02 E 89 feet to an iron pin; thence N 52-44 E 97 feet to an iron pin on the southwesterly side of Wellington Avenue; thence along said Avenue S 37-01 E 157.5 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEE TO PAY 1970 TAXES.



16.50

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.
To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, her ~~heirs and assigns forever.~~

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and ~~her~~ ~~heirs and assigns,~~ against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Robert L. Smith as President and Secretary

on this the 28th day of October

in the year of our Lord one thousand, nine hundred and RLS REALTY COMPANY, INC.

Signed, sealed and delivered in the presence of:

Unita C. Yates
Mayer Johnson

By: *Robert L. Smith* (L.S.)
President

And: *Robert L. Smith*
Secretary

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw Robert L. Smith as President and Robert L. Smith as Secretary of RLS Realty Company, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th day of October A. D., 1970
Mayer Johnson (L.S.)
Notary Public for South Carolina
My commission expires November 19, 1979.

Recorded October 29, 1970 At 3:29 P.M. # 10296

12-1-1981-615