

FILED GREENVILLE (CO. S. C.)

Nov 11 3 54 PM '70

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that THOMAS L. TOWNSEND

in consideration of Five Thousand and No/100-----(\$5,000.00)----- 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 A & J ENTERPRISES, INC., its successors and assigns forever:

ALL that piece, parcel or lot of land with buildings and improvements thereon, in Greenville County, South Carolina, situate, lying and being on the Western side of Ninth Avenue (Street) (now known as Florida Avenue Extension) being shown and designated as Lots Nos. 20 and 21, on a Plat of Block C of Judson Mills No 2, made by Dalton & Neves, Engineers, dated March, 1939, and recorded in the RMC Office for Greenville County, S. C., in Plat Book K, pages 1 and 2, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Ninth Avenue (Street) at the joint front corners of Lots Nos. 19 and 20, Block C, and running thence along the common line of said lots, S. 80-46 W., 225 feet to an iron pin; thence N. 9-16 W., 120 feet to an iron pin at the corner of Lot No. 22; thence along the common lines of Lots Nos. 21 and 22, N. 80-46 E., 225.2 feet to an iron pin on Ninth Avenue (Street); thence along the Western side of said Street, S. 9-14 E., 120 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the Grantor by deed of Helen Jones Townsend recorded in the RMC Office for Greenville County, S. C., in Deed Book 874, page 183, and by quitclaim deed of the sole heirs at law of Helen Jones Townsend to be recorded herewith. The within property is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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 11th day of November 19 70
SIGNED, sealed and delivered in the presence of

James B. Heltgen
James B. Heltgen

Thomas L. Townsend (SEAL)
Jim Druin (SEAL)
GREENVILLE (SEAL)
550 (SEAL)
SOUTH CAROLINA DOCUMENTARY
GREENVILLE
BILLS

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 11th day of November 19 70.
James B. Heltgen (SEAL)
Notary Public for South Carolina
My commission expires: 9/15/79
Jim Druin

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE } 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 11th day of November 19 70
James B. Heltgen (SEAL)
Notary Public for South Carolina
My commission expires 9/15/79
RECORDED this 11th day of November 1970 at 3:54 P. M. No. #11401

106-15-4, 5