

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 12 10 45 AM '70

VOL 902 PAGE 492

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that David R. Sellers, Individually and as Executor of the Estate of Hiram Sylvanus Sellers, Deceased

in consideration of Fifty Five Thousand Five Hundred and no/100 (\$55,500.00)----- 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

William J. Rothfuss, his heirs and assigns forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in School District 7-IC, within the corporate limits of the City of Greenville, and lying between Buist Avenue on the south and Mountain View Avenue on the north, and containing approximately 2 acres, and having, according to a plat thereof made by R. E. Dalton in December, 1946, the following metes and bounds:

BEGINNING at an iron pin on the north side of Buist Avenue at the corner of Lot No. 20 of a subdivision known as North Park, which point is 320.8 feet west of the intersection of North Main Street, and running thence along the north side of Buist Avenue, N. 70-54 W. 78 feet to an iron pin; thence continuing along the north side of Buist Avenue, N. 78-47 W. 100 feet to an iron pin; thence still along the north side of Buist Avenue, N. 81-30 W. 210.7 feet to an iron pin at the corner of lot now or formerly of Erin S. Dorroh, which point is 152 feet east of the intersection of a 15-foot alley; thence along the line of the Dorroh lot, N. 10-21 E. 360 feet to an iron pin on the south side of Mountain View Avenue; thence along the south side of Mountain View Avenue, S. 79-39 E. 355.7 feet to an iron pin at the corner of Lot No. 26 of the subdivision known as North Park; thence along the west line of Lots Nos. 26 and 20, S. 5-33 W. 368 feet to the beginning.

ALSO all that piece, parcel or lot of land situate in the County and State aforesaid, in School District 7-IC, within the corporate limits of the City of Greenville, on the north side of Buist Avenue, and being known and designated as Lot No. 20 of the subdivision known as North Park as shown on plat thereof made by Dalton & Neves, Engineers, in May, 1940, and recorded in the R.M.C. Office for Greenville County in Plat Book K, Pages 48 and 49, and having the following metes and bounds: BEGINNING at an iron pin on the north side of Buist Avenue at the corner of Lot 21; thence with the line of that lot, N. 19-06 E. 171.7 feet to an iron pin; thence along the rear line of Lots Nos. 25&26, N. 70-54 W. 91.2 feet to an iron pin; thence S. 5-33 W. 173.5 feet to an iron pin on the north side of Buist Avenue; thence along the north side of Buist Avenue, S. 70-54 E. 50.8 feet to the beginning corner. This conveyance is made subject to any and all existing

reservations, easements, rights-of-way, zoning ordinances and restrictions or protective 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 to defend 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 12th day of November, 1970.

SIGNED, sealed and delivered in the presence of:

Margaret R. Garrett
Fred W. Powell

David R. Sellers (SEAL)
Individually and as Executor of
the Estate of Hiram Sylvanus (SEAL)
Sellers, Deceased (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)' 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 12th day of November, 1970.

Fred W. Powell (SEAL)
Notary Public for South Carolina.

Margaret R. Garrett

My Commission Expires January 1, 1971.

Greenville County
St: 61-05

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)' 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 12th day of November, 1970.

Fred W. Powell (SEAL)
Notary Public for South Carolina.

Peggy A. Sellers

My Commission Expires: 1/1/1971.

RECORDED this 12th day of November, 1970.

#11450



513-175-4416