

DEC 21 10 43 AM '70

TITLE TO REAL ESTATE-Prepared by HENRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, O. H. Ogle

in consideration of Twenty-seven Thousand Five Hundred and no/100(\$27,500.00 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 John D. Boaz and Lydia J. Boaz, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Dexter Drive, near the City of Greenville, S. C., being known and designated as Lot No. 40 on plat entitled Drexel Terrace, as recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, at page 177 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Dexter Drive, said pin being the joint front corner of Lots 40 and 41 and running thence with the common line of said Lots N 80-0 E 175 feet to an iron pin, the joint rear corner of Lots 40 and 41; thence S 14-05 E 105.6 feet to an iron pin, the joint rear corner of Lots 39 and 40; thence with the common line of said Lots S 76-54 W 179.3 feet to an iron pin on the easterly side of Dexter Drive; thence with the easterly side of Dexter Drive N 11-37 W 115 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 892, page 566.

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

GRANTOR TO PAY 1970 TAXES.



30.25

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 18th day of December, 19 70.

SIGNED, sealed and delivered in the presence of:
O. H. Ogle (SEAL)
Julian L. Storn (SEAL)
Mayer R. Johnson (SEAL)

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 18th day of December, 19 70.
Mayer R. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

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 18th day of December, 19 70.
Mayer R. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

RECORDED this 21st day of December, 19 70, at 10:43 A. M., No. #14492

276-5381-1-79