

JAN 5 12 47 PM '71

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

VOL 905 PAGE 494

For True Consideration See Affidavit
Book 33 Page 95

KNOW ALL MEN BY THESE PRESENTS, that I, Herbert Taylor

in consideration of Three (\$3.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Richard P. Birchett, his Heirs and Assigns forever,

All that piece, parcel or lot of land lying, being and situate in Oneal Township, on the West side of Gail Avenue, about three miles Northwest of Greer, in County and State aforesaid, being known and designated as lot no. Fifty-one (51) of Valleyhaven Acres, Section 4 of the W. Dennis Smith property as shown on plat prepared by John A. Simmons, Reg. Surveyor, dated July 15, 1960 and which plat has been recorded in the R. M. C. Office for said County in Plat Book 22, page 167, and having the following courses and distances, to-wit: Beginning at an Iron Pin on the West side of Gail Avenue at the joint front corner of lots nos. 50 and 51 as shown on said plat, and running thence with the joint property line of said two lots N.65-07 E.200 feet to an Iron Pin, thence N.24-53 E.100 feet to an Iron Pin at the joint rear corner of lots nos. 51 and 52 as shown on said plat, thence with the joint property line of said last two mentioned lots S.65-07 E.200 feet to an Iron Pin on the West side of Gail Avenue, thence with the West side of said Avenue S.24-53 W.100 feet to the beginning point. This being the same property which was conveyed to grantor herein by W. Dennis Smith by deed recorded in the said office in Deed Book 657, page 111. For a more particular description see the aforesaid plat.

The above described property is subject to the restrictive covenants as set forth in written instrument of W. Dennis Smith dated July 20, 1960 and which instrument has been recorded in said office in Deed Book 657, page 115.



308

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, except as to restrictions and easements of record, if any.

WITNESS the grantor's(s) hand(s) and seal(s) this 30th day of Dec 1970
Herbert Taylor (SEAL)

SIGNED, sealed and delivered in the presence of:
Charlie O. Wolfe (SEAL)
C. W. McCliner (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg

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 30th day of Dec 1970
C. W. McCliner (SEAL)
Charlie O. Wolfe

Notary Public for South Carolina.

My Commission Expires April 16th 1979

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg

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)'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 30th day of Dec 1970
C. W. McCliner (SEAL)
Marjorie L. Taylor

Notary Public for South Carolina.

RECORDED this 5th day of January 1971 at 12:47 P. M. No. #15395

286-5373-7-14