

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

JAN 23 9 46 AM '71

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Ramath Allen Humphreys

in consideration of One Dollar (\$1.00) and love and affection for my two sons, ~~XXXXXX~~
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto C. Allen Humphreys and Walter C. Humphreys, each an undivided one-sixteenth
interest in and to:

All that certain piece, parcel or tract of land with the buildings and improvements thereon lying and being on both sides of U. S. Highway No. 29, near the town of Taylors, S. C., County and State aforesaid, being shown as the property of Greenville Nursery Co. on a plat made by Dalton & Neves, dated April, 1927, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the northeast corner of said property at a concrete monument and running thence on a line crossing U. S. Highway 29, the Piedmont & Northern Railway right of way and Southern Railway right of way S 4-35 W 1377 feet to an iron pin near the southerly edge of the Southern Railway right of way; thence S 20-0 E 671 feet to an iron pin on the creek; thence up the middle of said creek on a traverse line the following courses and distances: S 63-20 W 86 feet; S 70-45 W 400 feet; S 83-0 W 95 feet to an iron pin; thence N 15-15 W 987 feet to an iron pin on the northerly side of the main line tracks of the Southern Railway, which pin is in the right of way of said Railway; thence down said right of way S 89-30 W 230 feet, more or less, to an iron pin on the easterly side of a road; thence up the easterly side of said road N 3-0 E 223 feet to an iron pin on the center of the main line tracks of the Piedmont & Northern Railway; thence down the center line of said Piedmont & Northern Railway tracks N 87-0 W 1515 feet to an iron pin beneath the center line of a bridge crossing said tracks on Old U. S. Highway 29; thence along and across said highway N 57-15 E 442 feet to an iron pin; thence N 85-30 E 165 feet to an iron pin; thence N 18-30 E 1571 feet to a stone; thence S 59-45 E 1681 feet to the concrete monument, the point of beginning.

LESS HOWEVER, 0.98 acres of the above described tract conveyed by Ramath Allen Humphreys, et al to Greenville Steel & Foundry Co. by deed dated March 15, 1966, and recorded in the RMC Office for Greenville County in Deed Book 795, page 318.

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

For deed into grantor see Deed Book 641, pages 361-363. See also Judgment Roll K-2250 in the office of the Clerk of Court for Greenville County, S. C.

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 20th day of January, 1971.

SIGNED, sealed and delivered in the presence of:

Ramath Allen Humphreys (SEAL)

J. Ann L. Stearn (SEAL)

Harry R. Stephenson (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(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 20th day of January, 1971

Harry R. Stephenson (SEAL)
Notary Public for South Carolina.

J. Ann L. Stearn

My Commission Expires November 18, 1980.

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER GRANTOR A WOMAN

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

day of _____ 19 _____

(SEAL)

Notary Public for South Carolina.

RECORDED this 26th day of January 1971 at 9:46 A. M. No. #17200

276-T31-3-1 ALSO 276-T29.4-1-34 ALSO 276-1-3