

FILED

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State of South Carolina
GREENVILLE COUNTY

FEB 25 4 13 P. M. TITLE TO REAL ESTATE
OLLIE FARNSWORTH

Hugh R. Lancaster

R. M. C.

hereafter referred to as Grantor, in consideration of the sum of

That Seventeen Thousand Two Hundred Fifty and no/100ths --- DOLLARS, paid to Grantor by The Citizens and Southern National Bank of South Carolina, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its Successors and Assigns,

ALL that lot of land in Greenville County, State of South Carolina, near the City of Greenville, lying on the western side of Fleetwood Drive, being shown as Lot No. 45 on a plat of Magnolia Acres, recorded in Plat Book GG, at page 133, and being more particularly shown on plat of property of Konrad Blank prepared by R. B. Bruce, dated April 8, 1959, and, according to said plat, being more particularly described as follows:

BEGINNING at a concrete monument on the western side of Fleetwood Drive, at the corner of Lot No. 46, which pin is 142 feet north of the intersection of said Drive with Cool Brook Drive, and running thence N. 79-51 W., 128 feet to an iron pin, rear corner of Lot No. 47; thence with line of said lot, N. 00-15 E., 101.7 feet to an iron pin at the rear corner of Lot No. 44; thence with the line of said lot, S. 79-51 E., 145.6 feet to an iron pin on the western side of Fleetwood Drive; thence with the western side of Fleetwood Drive, S. 10-09 W., 100 feet to the beginning corner.

This being the same property conveyed to the grantor by deed of Konrad Blank dated January 20, 1962, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 691, at Page 214.

The foregoing conveyance is subject to all restrictions, rights-of-way and easements of public record.



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TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 24 day of February, 19 71

Hugh R. Lancaster (Seal)
Hugh R. Lancaster (Seal)

Signed, Sealed and Delivered in the Presence of

Thomas M. Petrucci (Seal)
Ed C. Kell (Seal)
Grantor (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 24 day of February, 19 71

Thomas M. Petrucci (Seal)
Notary Public for South Carolina

My Commission expires ~~January 1, 1977~~ 4/19/77

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elizabeth H. Lancaster, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 24 day of February, 19 71

Elizabeth H. Lancaster (Seal)

My Commission expires ~~January 1, 1977~~ 4/19/77
Recorded this 25th day of February, 19 71

at 4:13 P. M., No. #19812