

MAR 1 12 17 PM '71

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Cecil Keith

in consideration of One (\$1.00) and the assumption of the mortgage recited below 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 Larry F. Keith, his heirs and assigns, forever:

All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the State and County aforesaid, and being known and designated as Lot No. 49 on a revised Plat of property of Sylvan Hills, recorded in the R.M.C. Office for Greenville Sounty, South Carolina in Plat Book S, at page 104 and having, according to said Plat and a more recent Plat entitled "Property of Clarence E. Ivey and Ruth L. Ivey" by R. K. Campbell, Surveyor, dated July 28, 1960, the following courses and distances, to wit:

BEGINNING at an iron pin on the Western side of Lake Terrace at the joint front corner of Lots 45 and 49 and running thence with the joint line of said lots N. 50-44 W. 138.85 feet to an iron pin on the rear line of Lot 46; thence along the rear line of Lots 46 and 48, N. 56-44 E. 62 feet and N. 75-21 E. 74.9 feet to an iron pin, joint corner of Lots 29 and 50; thence along the joint line of said lots S. 62-09 E. 84.7 feet to an iron pin on the Western side of Lake Terrace; thence with Lake Terrace S. 39-0 W. 85 feet and S. 46-40 W. 50 feet to the beginning corner.

This conveyance is subject to all restrictions, casements and rights of way which may appear of record.

As a part of the consideration hereof the Grantee assumes and agrees to pay that certain note and mortgage executed by Clarence E. Ivey and Ruth L. Ivey to Canal Insurance Company, in the original amount of \$17,100.00, assigned to New York Life Insurance Company; the mortgage is recorded in Mortgage Book 833, at Page 517 and has a balance due of \$14,041.79.

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 25th day of February, 1971

SIGNED, sealed and delivered in the presence of:

Cecil Keith (SEAL)

H. Anne Blanton
Mitchell King

____ (SEAL)
____ (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of February, 1971

Mitchell King (SEAL)
Notary Public for South Carolina
My Commission Expires: 12/10/79

H. Anne Blanton

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)'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 25th

Louise G. Keith

day of February 19 71
Mitchell King (SEAL)
Notary Public for South Carolina
My Commission Expires 12/10/79

RECORDED this 1st day of March 1971 at 12:17 P. M., No. #20019

159-365-5-71