

FILED

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAR 10 8 52 AM '71

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that

I, IONIE RAMSEY

in consideration of Ten Dollars and Love and Affection for my children

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 M. F. RAMSEY AND BETTY R. FISHER, THEIR HEIRS AND ASSIGNS FOREVER:

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as lot # 53 of Augusta Acres Property of Marsmen, Inc. as shown on plat made by Dalton & Neves 1946, recorded in the R.M.C Office for Greenville County in Plat Book "S", at Page 201, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Meadors Avenue, joint corner of lots Nos. 52 and 53, and running thence with the line of lot No. 52, S. 69-42 200 feet to an iron pin; thence with the rear line of lot No. 16, N. 20-18 W. 100 feet to an iron pin; thence with the line of lot No. 54 N. 69-42 E. 200 feet to an iron pin on the West side of Meadors Avenue; thence with Meadors Avenue, S. 20-18 E. 100 feet to an iron pin, the beginning corner.

This property is conveyed subject to protective covenants recorded in the R.M.C Office for Greenville County in Book of Deeds 391, at Page 75, and to recorded rights-of-way.

Being the same premises conveyed to the grantor and Enoch C. Ramsey by deed of Marsmen, Inc. recorded in Deed Book 416, Page 86, Enoch C. Ramsey having died on April 29, 1969 leaving all of his property to his wife, the grantor herein.

THE GRANTOR HEREIN RESERVES TO HERSELF A LIFE ESTATE IN AND TO THE PREMISES ABOVE DESCRIBED.

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 8th day of February 19 71.

SIGNED, sealed and delivered in the presence of:

Ionie Ramsey (SEAL)

Jonie Ramsey (SEAL)

(1) Edna Hill (SEAL)

(2) Janice J. Cole (SEAL)

STATE OF SOUTH CAROLINA }
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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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 8th day of February 19 71

Ena M. King (SEAL)
Notary Public for South Carolina.

(1) Edna Hill (SEAL)

My Commission Expires: October 13, 1977

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER

GRANTOR IS 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 10 day of March 19 71 at 8:52 A. M., No. 20905

W-1083-10
-155-391-4-5