

FILED
GREENVILLE CO. S. C.
MAR 11 3 21 PM '71
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Greenville County
TDS
\$ 10.00
No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, Ruth Batson Elrod, of Greenville County,

in consideration of Ten Thousand and No/100-----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 William L. Wood, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, on the northwest side of Berkley Avenue and being known and designated as Lot No. 420 of the property of Colonia Company as shown by plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book J, at Pages 4 and 5, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Berkley Avenue, at the northwest corner of the intersection of a 10-foot alley with said Berkley Avenue, which point is approximately 210 feet from the northwest corner of the intersection of Berkley Avenue and Buncombe Road, and running thence along the line of said 10-foot alley, N. 57-32 W. 175 feet to an iron pin; thence N. 32-58 E. 65 feet to an iron pin, rear joint corner of Lots Nos. 420 and 421; thence along the joint line of said lots, S. 57-32 E. 175 feet to an iron pin in Berkley Avenue; thence along the line of said Berkley Avenue, S. 32-58 W. 65 feet to the beginning corner.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.

The above described property is the same conveyed to Thomas J. Elrod and Ruth Batson Elrod by Eugenia Way Mills by deed dated December 27, 1943 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 259, page 326, the said Thomas J. Elrod having conveyed his undivided one-half interest to the grantor by deed dated February 27, 1946 and recorded in said R. M. C. Office in Deed Vol. 289, at page 408.

ALSO: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, designated and better known as Lot 17 of the Franklin Park property as per plat recorded in the R. M. C. Office for Greenville County in Plat Book M at Page 89, to which reference is hereby made. Said lot has a frontage of 25 feet on an alley and runs back along the rear line of the above described lot for a distance of 65 feet. This is the same lot conveyed to me by D. Frank Williams by his deed dated September 3, 1945 and recorded in Deed Vol. 372 at Page 97.

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 11th day of March 19 71

SIGNED, sealed and delivered in the presence of:

Claine L. Adams
W L

Ruth Batson Elrod (SEAL)
Ruth Batson Elrod
_____(SEAL)
_____(SEAL)
_____(SEAL)



STATE OF SOUTH CAROLINA }
COUNTY OF PICKENS }

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 11th day of March 19 71

W L (SEAL)
Notary Public for South Carolina.

Claine L. Adams

My Commission Expires: 9-16-79

WOMAN GRANTOR

STATE OF SOUTH CAROLINA }
COUNTY OF }

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
day of 19
(SEAL)

Notary Public for South Carolina.

RECORDED this 11 day of March 19 71 at 3:21 P. M. No. 21080

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235-1