

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 21 4 13 PM '71  
OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that J. B. Girardeau, II.

in consideration of One Thousand, Six Hundred Eighty-One and 83/100 (\$1,681.83) Dollars,  
and assumption of mortgage set forth below:

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

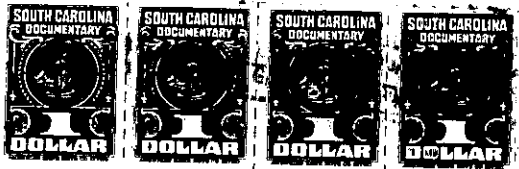
R. C. Ayers, his heirs and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 30, as shown on a Plat of the Subdivision of Springbrook Terrace, said Plat is recorded in the R.M.C. Office for Greenville County in Plat Book KK, Page 143, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Dryden Avenue, which iron pin is the joint front corner of lots 28 and 30 and running thence N. 4-57 E., 155.3 ft. to an iron pin; thence S. 85-03 E., 97.8 ft. to an iron pin at a point in a branch; thence along said branch, S. 18-39 E., 50 ft. to a point in said branch; thence S. 15-54 E., 112.9 ft. to a point on the Northerly side of Dryden Avenue; thence along the Northerly side of Dryden Avenue, N. 85-03 W., 161 ft. to an iron pin at the point of beginning.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the mortgage to C. Douglas & Company, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 805, Page 245, and having an unpaid balance of \$7,718.17.



2.70

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 14th day of May, 19 71.

SIGNED, sealed and delivered in the presence of:  
*J. B. Girardeau II* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }  
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 14th day of May, 19 71.  
*[Signature]* (SEAL)  
Notary Public for South Carolina.  
My Commission Expires Dec. 15, 1979.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }  
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 whatsoever, 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 14th day of May, 19 71.  
*[Signature]* (SEAL)  
Notary Public for South Carolina.  
My Commission Expires Dec. 15, 1979.  
RECORDED this 21st day of May 1971. 4913 P. M. No. #27926

156 - 265 - 27926