

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

GREENVILLE, CO. S. C.

JUN 14 4 55 PM '71

ALL Know All Men by These Presents:
R. M. C.

That Margaret B. Stuart

in the State aforesaid.

in consideration of the sum of Sixty Five Thousand and No/100 (\$65,000.00)-----DOLLARS.

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Richard C. Rothfuss and Beverly B. Rothfuss, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with buildings and improvements erected, or to be erected, thereon, situate, lying and being on the southern side of Lake Fairfield Drive in Butler Township, Greenville County, South Carolina, being known and designated as Lot No. 89 on a plat of Section One of Lake Forest Subdivision, prepared by Piedmont Engineering Service, dated July, 1953, recorded in the R.M.C. Office for Greenville, S. C in Plat Book GG, Page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lake Fairfield Drive, joint front corner of Lots No. 89 and 90, running thence S. 39-21 E. 234.1 feet to the high water line of Lake Fairfield; thence along the high water line of Lake Fairfield as the line, the traverse line of which is N. 62-44 E., 136.7 feet, to the point where the joint line of Lots No. 88 and 89 intersects said high water line; thence N. 40-05 W. 265.5 feet to an iron pin on the southerly side of Lake Fairfield Drive; thence along said side of said drive S. 49-38 W. 130 feet to an iron pin, the point of beginning.

This being the same property conveyed to the grantor by deed dated August 31, 1970 given by James W. Stuart to Margaret B. Stuart, to be recorded herewith.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

The Grantees are to pay 1971 taxes.

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(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s) Heirs and Assigns against the grantor(s) and the grantor's (s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's (s) hand and seal this 14th day of June in the year of our Lord One Thousand Nine Hundred and seventy-one

Signed, Sealed and Delivered in the Presence of

Margaret B. Stuart (Seal)
Margaret B. Stuart (Seal)

[Handwritten signatures]



State of South Carolina, }
Greenville County

Personally appeared before me Dell R. Owens

and made oath that she saw the within named grantor(s) Margaret B. Stuart deliver the within written deed, and that she, with Patrick C. Fant, Jr. sign, seal and as her act and deed witnessed the execution thereof.

Sworn to before me this 14th day of June, A. D. 1971

[Handwritten signature]

[Handwritten signature] (Seal)
Notary Public for South Carolina

My Commission Expires April 17, 1974

State of South Carolina, } NO RENUNCIATION OF DOWER WOMAN GRANTOR
Greenville County } I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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

Heirs 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 within mentioned and released.

GIVEN under my hand and seal this _____ day of _____, A. D. 19____ (Seal)
Notary Public for South Carolina