

FILED  
GREENVILLE CO. S. C.  
JUN 15 3 23 PM '71  
OLLIE EARNSWORTH  
R. M. C.

TITLE TO REAL ESTATE—PREPARED BY WILKINS AND WILKINS, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, Ralph S. Monroe, Jr.

in consideration of One Thousand (\$1,000.00) and assumption of mortgage 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 J. W. Shelnett, his heirs and assigns,

All that lot of land being known as Lot 1 of a subdivision known as Avice Dale as shown on plat recorded in plat book B at page 53, and being shown on a more recent revised plat prepared by Carolina Engineering and Surveying, as Property of Ralph S. Monroe, Jr., recorded in plat book XXX page 95 in the RMC Office for Greenville County, and having according to said latter plat the following metes and bounds:

Beginning at an iron pin at the intersection of Old Easley Bridge Road and Avice Dale Drive, and running thence along Avice Dale Drive, the following courses and distances: S. 23-13 W. 100 feet to an iron pin; thence S. 17-02 W. 200 feet to an iron pin; thence S. 22-27 W. 100 feet to an iron pin; thence S. 40-35 W. 100 feet to an iron pin; thence S. 29-18 W. 89 feet to an iron pin at the corner of Lot 2; thence leaving Avice Dale Drive and running thence along the joint line of Lots 1 & 2, N. 62-30 W. 432.4 feet to an iron pin; thence N. 28-39 E. 578.1 feet to an iron pin on Old Easley Bridge Road; thence along Old Easley Bridge Road, the following courses and distances: S. 54-0 E. 187.3 feet to an iron pin; thence S. 62-07 E. 110 feet to an iron pin; thence S. 81-47 E. 106 feet to an iron pin at the point of beginning.

This is the same lot conveyed to grantor by deed recorded in vol. 841 page 149 on April 2, 1968, of the RMC Office for Greenville County, S. C. and is conveyed subject to any recorded easements, restrictions, or rights of way.

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE THE GRANTEE HEREIN ASSUMES and agrees to pay that certain mortgage given by grantor to C. Douglas Wilson & Co. in the original amount of \$12,000 recorded in vol. 1088 page 241, on which there is a balance due of \$10,915.70

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 assigns, against the grantor(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

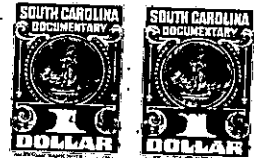
WITNESS the grantor's(s)' hand(s) and seal(s) this

9th day of June 1971

SIGNED, sealed and delivered in the presence of:

Ralph S. Monroe, Jr. (SEAL)  
Ralph S. Monroe, Jr.  
Barbara A. Monroe (SEAL)

Nancy K. Rice  
Carol D. Hunt



Greenville County (SEAL)  
110 (SEAL)

STATE OF ~~SOUTH CAROLINA~~ VIRGINIA  
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)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 9th day of June 1971

City of ~~Greenville~~ Notary Public for the State of ~~South Carolina~~ Virginia  
MY COMMISSION EXPIRES 10/29/72

Nancy K. Rice

STATE OF ~~SOUTH CAROLINA~~ VIRGINIA  
COUNTY OF ~~GREENVILLE~~

RENUCIATION 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

9th day of June 1971

Barbara A. Monroe

My Commission Expires 10/29/72

Notary Public for ~~South Carolina~~ Virginia  
MY COMMISSION EXPIRES

RECORDED this 18th day of June 1971 at 3:33 P. M., No. #30825

166-245-1-5A