

KNOW ALL MEN BY THESE PRESENTS, that I, David R. Sellers

in consideration of One and no/100 (\$1.00)----- 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 Ernest Tippet and N. A. Waldrop, their heirs and assigns forever

All that piece, parcel or lot of land in Greenville County, Greenville Township, State of South Carolina, situate, lying and being about 2 1/2 miles from the Greenville County Courthouse on the Paris Mountain Road and being known and designated as Lots Nos. 2 & 3 of Furman Hall Heights, according to a plat thereof, made by W. D. McBrayer, Surveyor, October 1, 1936, not yet recorded, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the Northeastern intersection of the Furman Hall Road with an unnamed road and running thence along said unnamed road, S. 75 E. 130 feet to an iron pin, joint Southern corner of Lots 1 and 2; thence along the line of Lots Nos. 1, 2 and 3, N. 28-25 E. 150 feet to an iron pin, joint rear corner of Lots 3 and 4; thence along the dividing line of said lots, N. 75 W. 130 feet to an iron pin on the Furman Hall Road; thence with said road, S. 28-25 W. 150 feet to the point of beginning.

As a part of the consideration herein the grantees assume and agree to pay that certain mortgage given to The Citizens and Southern National Bank of South Carolina which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 1159 at Page 334 and on which there is a balance as of this date in the amount of \$11,172.90.

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

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 15th day of April 1971
SIGNED, sealed and delivered in the presence of:
David R. Sellers (SEAL)
Margaret R. Garrett (SEAL)
Fred M. D. [Signature] (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 15th day of April 1971
Fred M. D. [Signature] (SEAL)
Notary Public for South Carolina.
Margaret R. Garrett
My Commission Expires Nov. 4, 1980

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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(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 15th day of April 1971
Fred M. D. [Signature] (SEAL)
Notary Public for South Carolina.
Peggy R. Sellers
My Commission Expires: 11/4/1980
RECORDED this 12th day of July 1971 at 4:50 P. M. No. #1077

240-174-A-1-10