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VOL 921 PAGE 87

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that HUGUENIN-DOUGLAS CO., a corporation,

in consideration of SEVENTY-THREE THOUSAND & NO/100 ----- (\$73,000.00) 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 BEN M. CART, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, situate, lying and being at the Southwestern corner of the intersection of Quail Hill Drive with East Parkins Mill Road, in Greenville County, Butler Township, South Carolina, being shown and designated as Lot No. 21 of Quail Hill Estates, as shown on a Plat of the Property of Thomas B. Huguenin and T. F. Huguenin, Jr., prepared by Campbell & Clarkson Surveyors, Inc., dated April 24, 1969, recorded in the RMC Office for Greenville County, S. C. in Plat Book TTT, Page 201, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Quail Hill Drive, at the joint corner of Lots Nos. 21 and 22, and running thence along the line of Lot No. 22, S. 48-36 W., 250 feet to an iron pin; thence along the line of property now or formerly of Sallie Huguenin, N. 41-24 W., 133.4 feet to an iron pin on the Southern side of East Parkins Mill Road; thence with the Southern side of East Parkins Mill Road, N. 50-58 E., 227.2 feet to an iron pin in the curve of East Parkins Mill Road and Quail Hill Drive; thence with the curve thereof, the chord of which is N. 89-22 E., 32.7 feet to an iron pin on the Western side of Quail Hill Drive; thence with said side of Quail Hill Drive, S. 41-24 E., 142.2 feet to an iron pin, the beginning corner.

The above property is hereby conveyed subject to all rights of way, easements, agreements, and restrictive covenants of record on the aforesaid recorded plat and on the premises and is also subject to restrictive covenants applicable to Quail Hill Estates, recorded in said RMC Office in Deed Book 871, Page 579.

Grantee is to pay 1971 taxes.

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8030



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)' hand(s) and seal(s) this 22nd day of July 19 71.

SIGNED, sealed and delivered in the presence of:

Virginia H. Loringgood
Mary H. Moore

HUGUENIN-DOUGLAS CO. (SEAL)
By: *John T. Douglas* (SEAL)
John T. Douglas, President
By: *Willie Mae Watson* (SEAL)
Willie Mae Watson, Secretary

STATE OF SOUTH CAROLINA
COUNTY OF Greenville.

PROBATE (GRANTOR - CORPORATION)

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22nd day of July 19 71.

Mary H. Moore (SEAL)
Notary Public for South Carolina.

Virginia H. Loringgood

My Commission Expires 12/14/80.

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)' 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

Notary Public for South Carolina.

RECORDED this 23 day of July 19 71 at 9:59 A. M., No. 2330

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