

FILED
GREENVILLE CO. S.C.
AUG 19 11 46 AM '71
OLLIE FARNSWORTH
R.M.C.

TITLE TO REAL ESTATE—Leatherwood, Walker, Dodd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Greenville County
Stamps
Paid \$ 7.70
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that Dan E. Bruce

in consideration of Seven Thousand and No/100 (\$7,000.00)..... Dollars,
and assumption of mortgage hereinafter set forth,
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted,
bargained, sold and released, and by these presents do grant, bargain, sell and release unto

HOMER STYLES, his heirs and assigns:

ALL my right, title and interest in and to all that piece, parcel or lot of land located near the City of Greenville, Greenville County, South Carolina, near Union Bleachery, on the southern side of Riverside Road (or Bleachery Road) containing 3.5 acres, more or less, exclusive of a 15 foot railroad right of way and according to a plat entitled "Property of Roy S. Batson" by C. O. Riddle, R. L. S., dated April 4, 1967, the following metes and bounds to-wit:

BEGINNING at an iron pin at the intersection of Riverside Drive (or Old Bleachery Road) and S. C. Highway 253 and running thence with the western side of S. C. Highway 253 S. 51-04 W. 324 feet to an iron pin; thence following the curve of S. C. Highway 253, the chord of which is S. 46-16 W. 131.8 feet to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 38-58 W. 109.3 feet to an iron pin; thence with the curve of S. C. Highway 253, the chord of which is S. 33-16 W. 110.2 feet to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 26-46 W. 98.7 feet to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 15-54 W. 126.4 feet to an iron pin located in the middle of the right of way of G & N and Southern Railroad; thence with said right of way N. 46-54 W. 82.7 feet; thence leaving said railroad right of way N. 7-07 E. 100.1 feet to an iron pin; thence N. 12-47 E. 265.2 feet to an iron pin; thence N. 47-16 E. 625.2 feet to an iron pin on Riverside Road (or Old Bleachery Road); thence with the southern side of said road crossing Langston Creek, S. 35-41 E. 54.4 feet to an iron pin; thence still with the southern side of said road S. 24-56 E. 126 feet to an iron pin, the point of beginning.

Said conveyance being subject to all rights of way, easements and restrictions of record, including said right of way to G & N and Southern Railroad.

This is the same property conveyed to the Grantor and Bud Young, Jr. by deed of Roy S. Batson, dated June 13, 1969, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 870, at page 296, Grantor having acquired the interest of Bud Young, Jr. by deed dated June 18, 1970 and recorded in said R. M. C. Office in Deed Book 904, at page 200.

(See rear of deed for description of mortgage assumed)

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) 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(s) and seal(s) this 2nd day of January 1971.

SIGNED, sealed and delivered in the presence of:

Harvey R. Sanders, Jr.
Virginia J. Nalley

Dan E. Bruce (SEAL)
SOUTH CAROLINA DOCUMENTARY (SEAL)
SOUTH CAROLINA DOCUMENTARY (SEAL)
SOUTH CAROLINA DOCUMENTARY (SEAL)
SOUTH CAROLINA DOCUMENTARY (SEAL)
SOUTH CAROLINA DOCUMENTARY (SEAL)
PROBATE

STATE OF SOUTH CAROLINA }
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of January 1971.

Virginia J. Nalley (SEAL)
Notary Public for South Carolina.
My commission expires 5-4-1980

Harvey R. Sanders, Jr.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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)'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 2nd day of January 1971.

M. L. Knight (SEAL)
Notary Public for South Carolina.
My commission expires 12-16-79

Dan E. Bruce

235-157-2-2