

FILED GREENVILLE, CO. S. C. AUG 22 1971 4 59 PM '71

TITLE TO REAL ESTATE—Hubert E. Nolin, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

OLLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, FRANK A. GROVER,

in consideration of \$5.00 and exchange of property valued at \$1,000.00 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 S & M REAL ESTATE CO., INC., Its Successors and Assigns, Forever:

ALL that piece, parcel or tract of land in the County of Greenville, State of South Carolina, being shown as Tract A containing 0.26 acres, as shown on plat made by John C. Smith, Engineer, dated July 21, 1971, said plat entitled "Tract A is to be deeded to S & M Real Estate Inc., Tract B is to be deeded to Frank A. Grover", and Tract A having the following metes and bounds, to wit:

BEGINNING at an iron pin on S. C. Highway No. 20 at corner of property of S & M Real Estate Co., Inc. and running thence along S. C. Highway No. 20, S. 4-06 W. 387.9 feet to an iron pin; running thence N. 85-54 W. 58.4 feet to an iron pin; running thence N. 12-40 E. 392.3 feet to an iron pin, the beginning corner.

This property is conveyed subject to existing and recorded easements, rights of way and restrictions recorded against the same and as shown on said plat.



County 1/10 Sec. 1

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 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 17th day of August 1971. Frank A. Grover (SEAL)

SIGNED, sealed and delivered in the presence of: Hubert E. Nolin (SEAL), Geraldine Helch (SEAL)

STATE OF SOUTH CAROLINA } 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)'s act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof. SWORN to before me this 17th day of August 1971. Notary Public for South Carolina. My Commission Expires: 7-14-77. Geraldine Helch (SEAL)

STATE OF SOUTH CAROLINA } 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 17th day of August 1971. Margaret S. Grover (SEAL). Notary Public for South Carolina. My Commission Expires: 7-14-77. RECORDED this 23rd day of August 1971 at 12:49 P.M., No. #55410

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