

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 3 4 44 PM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that

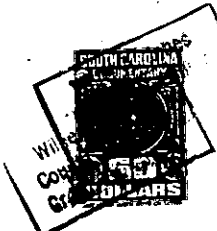
CHARLES M. PAYNE

in consideration of Twenty-four Thousand Nine Hundred and No/100---- 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 FRANKIE JOE JAMES & CAROLYN O. JAMES, their heirs and assigns forever:

ALL that piece, parcel or lot of land with buildings and improvements thereon, situate on the Western side of the intersection of Wildrose Lane with Borden Circle, in Greenville County, South Carolina, being shown and designated as Lot No. 17 on a Plat of SUNNY ACRES, made by C. C. Jones, Engineer, August, 1961, and recorded in the RMC Office for Greenville County, S. C. in Plat Book XX, page 5, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantor herein by deed of Clyde L. Dorr recorded in Deed Book 752, page 229, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree to pay Greenville County property taxes for the tax year 1971 and subsequent years.



Greenville County
Stamps
Paid \$ 27.50
Act No. 380 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 assigns against the grantor(s) and 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 3rd day of September 19 71.

SIGNED, sealed and delivered in the presence of

Charles M. Payne (SEAL)

_____ (SEAL)

John D. Dorem
Francis B. Heltgen

STATE OF SOUTH CAROLINA }
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(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 3rd day of September 19 71.

Francis B. Heltgen (SEAL)
Notary Public for South Carolina
My commission expires 9/15/79

John D. Dorem

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

3rd day of September 19 71.
Francis B. Heltgen (SEAL)
Notary Public for South Carolina
My commission expires 9/15/79

Louisa H. Payne

RECORDED this 3rd day of September 19 71 at 4:44 P. M., No. #6977

-308-B134-1-56