

SEP 15 4 43 PM '71

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OLLIE FARNSWORTH

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 FETTER STREET, GREENVILLE, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that WE, MARY M. HAYES, CLARA M. BUTLER and I. P. MONTGOMERY, JR.

in consideration of Six Thousand Seven Hundred Fifty and No/100 (\$6,750.00)----- 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 MARJORIE M. SEXTON, her heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being on the Eastern side of McAdoo Avenue in the City of Greenville, Greenville County, South Carolina being shown and designated as Lot No. 69 on a plat of Glenn Grove Park dated May, 1924, prepared by R. E. Dalton, Engineer, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book F, page 233, and having, according to said plat, the following metes and bounds, to-wit:

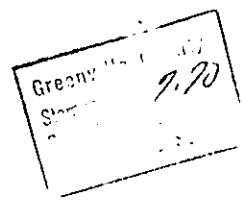
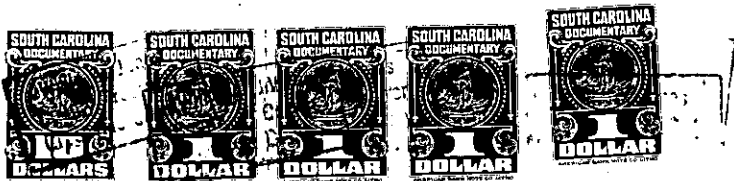
BEGINNING at an iron pin on the Eastern side of McAdoo Avenue at the joint front corner of Lot 68 and 69; thence with the line of said lots S. 74-12 E. 150 feet to an iron pin; thence with the line of Lot No. 46 S. 15-48 W. 50 feet to an iron pin at the joint rear corner of Lots 69 and 70; thence with the common line of said lots N. 74-12 W., 150 feet to an iron pin on the Eastern side of McAdoo Avenue, which point is 116.1 feet north of the intersection of McAdoo Avenue and Monticello Avenue; thence along the Eastern side of McAdoo Avenue N. 15-48 E., 50 feet to an iron pin, the beginning corner.

This is the identical property conveyed to I. P. Montgomery by deed of Sarah G. Pickens recorded in the RMC office of Greenville County in Deed Book 239, page 123. I. P. Montgomery died intestate on November 15, 1952 survived by Margaret G. Montgomery and the grantors and grantee herein as his sole heirs at law as will appear by reference to the records of the Probate Court for Greenville County in Apartment 607, File 32. Our mother Margaret G. Montgomery died intestate on September 10, 1962 survived by the grantors and grantee herein as her sole heirs at law as will appear by reference to the records for the Probate Court of Laurens County, South Carolina. See also Deed Book 446, page 224.

This conveyance is made subject to all restrictions, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record or actually existing on the ground affecting said property.

Grantee agrees to pay the City of Greenville and Greenville County property taxes for the year 1971 and subsequent years.

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