

TITLE TO REAL ESTATE—PREPARED BY WILKINS AND WILKINS, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEE 23 12 01 PM '71
OELIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that WALTER E. HANDFORD & ELIZABETH R. HANDFORD

in consideration of Six Thousand Nine Hundred & no/100ths (\$6,900.00) -----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 JAMES M. RUFFNER & MADELINE T. RUFFNER, their heirs and assigns,

All that tract of land in Fairview Township, County of Greenville, State of South Carolina, containing 30 acres more or less, and being more particularly described as follows:

Beginning at a stone at the southwest corner of the property of the Grantors purchased from the A. B. Thompson Estate and running thence N. 4 1/4 E. 771.6 feet more or less to an iron pin (old); thence N. 84 1/4 W. 143.2 feet to a large poplar; thence N. 11 1/2 W. 1,273.5 feet more or less to a point; thence with a new line through Grantors' property S. 86 1/4 E. 827.8 feet to a point; thence with a new line through Grantors' property S. 3 3/4 W. 810 feet more or less to a stone; thence S. 25 1/2 E. 508 feet to a stone; thence S. 2 1/2 W. 759 feet to a stone; thence N. 85 3/4 W. 561 feet to the beginning corner. Together with an easement over and through Grantors property along an existing road for ingress and egress to Hillside Church Road, to be jointly maintained by Grantors and Grantees.

This is a portion of the property recently conveyed to the Grantors by Idelle T. Peden, individually and as Executrix of the A. B. Thompson estate, et al by deed dated September 17, 1971

The Grantors further grant and convey an easement over and through Grantors' adjoining property for a utility line for the purpose of furnishing electricity to the within described tract of land, the location of which to be designated by the Grantors.



Stamps Paid \$ 770
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(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 17 day of September 1971

SIGNED, sealed and delivered in the presence of:

Walter E. Handford (SEAL)
Elizabeth Rice Handford (SEAL)
W. Wilkins (SEAL)
Denobia C. Hall (SEAL)

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

SWORN to before me this 17 day of September 1971

W. Wilkins (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES NOV. 23, 1980
Denobia C. Hall

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUCIATION 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 17 day of September 1971

W. Wilkins (SEAL)
Notary Public for South Carolina.
Elizabeth Rice Handford

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