

GREENVILLE CO. S. C.

VOL 927 PAGE 520

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

OCT 15 11 43 AM '71

OLLIE FARNSWORTH
R. M. C.

For True Consideration See Affidavit
Book 34 Page 155

KNOW ALL MEN BY THESE PRESENTS, that I, Charles Thomas Miles,

in consideration of Five and No/100----(\$5.00) and other valuable consideration-----x~~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 Eugenia H. Miles, her heirs and assigns, forever; my undivided one-half interest in and to the following described real property:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot # 3, Addition to Section II, Westcliffe Subdivision, as shown on a plat thereof prepared by Piedmont Engineers & Architects, April 3, 1970, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-F at page 32, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Saluda Lake Road at the joint front corner of Lots 2 and 3; thence running S. 61-42 E. 124.9 feet to an iron pin; thence running S. 28-30 W. 79.3 feet to an iron pin; thence running S. 35-41 W. 121.1 feet to an iron pin; thence running N. 22-43 W. 191.15 feet to an iron pin on the eastern side of Saluda Lake Road; thence with Saluda Lake Road N. 64-06 E. 45 feet to an iron pin; thence continuing with Saluda Lake Road N. 48-24 E. 45 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

As part of the Consideration for this conveyance the grantee assumes and agrees to pay the balance on that certain mortgage given by the grantor and the grantee to Fidelity Federal Savings & Loan Association, dated June 15, 1971, in the original amount of \$22,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1194 at page 587.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 14 day of October 19 71

SIGNED, sealed and delivered in the presence of:

Charles Thomas Miles (SEAL)
Charles Thomas Miles (SEAL)
(SEAL)
(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 14 day of October 19 71

[Signature] (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11/27/79

[Signature]

STATE OF SOUTH CAROLINA }
COUNTY OF

RENUNCIATION OF DOWER- Not Necessary

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)' 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

day of 19

(SEAL)
Notary Public for South Carolina.

RECORDED this 15th day of October 19 71 at 11:43 A. M., No. 10992

B3.2

305-B3.1-1-116