

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

NOV 5 11 42 AM '71 OLLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, Haywood Simpson and Harriet H. Simpson

in consideration of Twenty-seven Thousand Seven Hundred Fifty and No/100 (\$27,750.00) 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 Ralph G. Templeton, Jr. and Jane G. Templeton, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Selwyn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 33 and a small portion of Lot No. 32 on plat of Timber Lake, as recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, page 185 and having according to a more recent plat entitled "Property of Michael P. Mullins" recorded in the RMC Office for Greenville County, S. C., in Plat Book NNN, page 53, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Selwyn Drive, said pin being the joint front corner of Lots 32 and 33 and running thence along the southeasterly side of Selwyn Drive N 51-16 E 50 feet to an iron pin; thence continuing with said Drive N 60-06 E 59.1 feet to an iron pin, the joint rear corner of Lots 33 and 34; thence with the common line of said lots S 31-23 E 224.7 feet to an iron pin, joint rear corner of Lots 33 and 34; thence S 34-38 W 68.1 feet to an iron pin; thence N 46-55 W 62.9 feet to an iron pin; thence N 10-21 W 32 feet to an iron pin; thence N 46-12 W 162.9 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 823, page 330.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1971 TAXES.



Greenville County Stamping Paid 30.80

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 5th day of November 1971.

SIGNED, sealed and delivered in the presence of:

Signatures of Anita C. Yates, Margaret Johnson, Haywood Simpson, and Harriet H. Simpson with seals.

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 5th day of November 1971.

Signatures of Notary Public Margaret Johnson and Anita C. Yates.

My commission expires November 19, 1979.

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

5th day of November 1971. Signatures of Notary Public Margaret Johnson and Harriet H. Simpson.

My commission expires November 19, 1979.

RECORDED this 5 day of November 1971 at 11:42 A. M. No 12922

Vertical stamp: -211-277-2-230