

FILED GREENVILLE CO. S.C.

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

NOV 17 11 PH '71
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that DALE C. NELSON

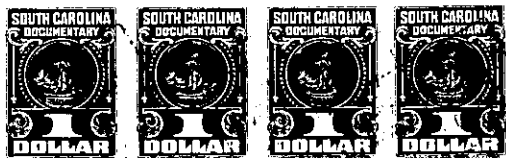
in consideration of One Thousand Eight Hundred & no/100ths (\$1,800.00)-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto BEN ROWLAND, his heirs and assigns,

All that piece, parcel or lot of land in the State and County aforesaid, being known and designated as Lot No. 53, as shown on plat of Oxford Estates subdivision, recorded in the RMC Office for Greenville County in Plat Book W, at page 158, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on Caroline Street, joint front corner of Lots Nos. 51 and 53 and running thence along the line of said lots, N. 14-12 E. 139.8 feet to an iron pin, near corner of Lots Nos. 52 and 54; thence running with rear line of Lot No. 54; Southeast 88.3 feet to iron pin near corner of Lot No. 55; thence running with line of Lot No. 55, S. 16-49 W. 137.1 feet to iron pin on Caroline Street; thence running with Caroline Street, N. 70-40 W. 58.2 feet to iron pin; thence running N. 73-13 W. 21.8 feet to iron pin, at point of beginning.

This is the same lot of land conveyed to the Grantor by M. W. Fore by deed recorded in deed vol. 688 at page 115 of the RMC Office for Greenville County, S.C., and is conveyed subject to restrictions dated November 27, 1961, recorded in deed vol. 688 at page 115, and to any recorded easements or rights of way or those shown on the grounds.



Greenville County
Stamps
Paid \$ 2.20
Act No. 350 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

15th day of November 1971

SIGNED, sealed and delivered in the presence of:

Dale C. Nelson (SEAL)
Dale C. Nelson

H. Ray Ham (SEAL)
Wm. H. [unclear] (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 15th day of November 1971

H. Ray Ham (SEAL)

Notary Public for South Carolina.
MY COMMISSION EXPIRES 10/27/79

Wm. H. [unclear]

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 whatsoever 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 15th day of November 1971

H. Ray Ham (SEAL)

Notary Public for South Carolina.
MY COMMISSION EXPIRES 10/27/79

Ruth D. Nelson
Mrs. Ruth D. Nelson

RECORDED this 17th day of November 1971 at 1:11 P. M., No. #14039

58
166-252-1-85