

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

DEC 7 11 37 AM '71

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that The Peoples National Bank, Greenville, S. C. and Robert D. Sellers, Jr. as Trustees under the Will of Robert D. Sellers, deceased

in consideration of Eight Thousand Five Hundred and No/100 (\$8,500.00) 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 Ernestine P. Crowell, her heirs and assigns forever:

All that certain piece, parcel or lot of land with the improvements thereon, lying and being on the northerly side of Redbud Lane, near the City of Greenville, S. C., and being designated as Lot No. 58 on plat entitled "Green Valley Estates" as recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 2 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Redbud Lane, joint front corner of Lots 58 and 59 and running thence along the common line of said lots N 11-22 W 291.2 feet to an iron pin on the edge of golf course; thence N 85-05 E 192.2 feet to an iron pin, joint rear corner of Lots 57 and 58; thence along the common line of said lots S 17-19 E 257.7 feet to an iron pin on the northerly side of Redbud Lane; thence along said Lane S 76-38 W 120 feet; thence continuing with said Lane S 83-41 W 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to Robert D. Sellers by Hollyridge Development Company by deed recorded on April 18, 1958 in Deed Book 596, page 467. Subsequently thereto, Robert D. Sellers died testate on January 24, 1965 and his Will was duly admitted to Probate on January 28, 1965. Under the terms of said Will the grantors herein were named as Co-Trustees under the testamentary trust created in said Will. This deed is executed by the grantors pursuant to the power granted them under the aforesaid testamentary trust. For the Probate proceeding involving the Estate of Robert D. Sellers, deceased, reference is hereby made to Apartment 893, File 16 of the records of the Probate Court for Greenville County, S. C.

For restrictions applicable to this subdivision, see Deed Book 593, page 297.

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

GRANTEE TO PAY 1971 TAXES.



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 6th day of December 19 71.

SIGNED, sealed and delivered in the presence of:

THE PEOPLES NATIONAL BANK, Greenville, S. C. (SEAL)

Walter C. Yates
May T. Johnson

By: *Walter C. Yates* (SEAL)
And: *May T. Johnson* (SEAL)
Robert D. Sellers, Jr. as Trustees under the Will of Robert D. Sellers, deceased

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 6th day of December 19 71.

May T. Johnson (SEAL)
Notary Public for South Carolina.

Walter C. Yates

My commission expires November 19, 1979..

Greenville County
Stamp No. 935
Act No. 330 Sec. 1

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER GRANTOR TRUSTEE

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
day of 19

(SEAL)
Notary Public for South Carolina.

RECORDED this 7th day of December 19 71 at 11:37 A. M. No. #15650

48!

367-481-2-14