

TITLE TO REAL ESTATE - Prepared by WILLIAM C. BOUTON, Attorney at Law, Greenville, S. C.

FILED
NOV 16 4 32 PM '73
DONNIE S. TANKERSLEY
R.H.C.

DONNIE S. TANKERSLEY
R.H.C.

VOL 988 PAGE 383

VOL 989 PAGE 307

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that HELEN GRACE HART AND DAN ALLISON HART

in consideration of FIVE AND NO/100THS (\$5.00)----- Dollars,
AND ASSUMPTION OF MORTGAGE SET FORTH BELOW:
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto JUAN KEITH HART, HIS HEIRS AND ASSIGNS FOREVER:

ALL our right, title and interest in and to all that piece, parcel or lot of land
situate, lying and being in Greenville County, South Carolina, containing 67.75
acres and having the following metes and bounds, to-wit:

BEGINNING at a stone at the Northwest corner of the tract and going thence
S. 6 E. 2.4 chains; thence with the branch as the line along what was W. S.
Turner's land to an iron pin; thence S. 29-1/2 W. 10.44 chains; thence S. 9-1/4
W. 5.58 chains; thence along Beaver Dam Creek, to the mouth of the branch;
thence N. W. 3.65 chains; thence N. 35-1/2 E. 3.24 chains; thence N. 26-1/4
E. to the Southeast corner of lot conveyed to A. B. Hart; thence with the A. B.
Hart lot, 100 feet to the corner of the lot; thence N. E. 150 feet to the road;
thence with the road to the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways,
easements, and rights-of-way, if any, appearing of record, on the premises
or on the recorded plat, which affect the property hereinabove described.

ACCORDING to a recent plat of said property the same contained 70.2
acres, more or less, as surveyed by T. T. Dill, RLS, in 1971. This being
the same property conveyed to the Grantors and the Grantee herein by two (2)
certain deeds recorded in the RMC Office for Greenville County in Deed Book
931 at Page 411 and 931 at Page 415, and also heretofore inherited from the
late Oscar Hart, as shown by the Probate Court Records for Greenville County.

AS part of the consideration hereto, the Grantee assumes and agrees to pay
the remaining balance due on a certain mortgage in favor of Homer Styles in the
original amount of \$12,500.00. Said mortgage being recorded in the RMC
Office for Greenville County in Mortgage Book 1216 Page 161, bal. \$10,000.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining, 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 law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 16th day of November, 1973.

SIGNED, sealed and delivered in the presence of:

Helen Grace Hart (SEAL)
Dan Allison Hart (SEAL)
William C. Bouton (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (she) saw the within named grantor(s)
sign, seal and as the grantor's(s) act and deed deliver the within deed and that (she), with the other witness subscribed above witnessed the
execution thereof.

SWORN to before me this 16th day of NOVEMBER 1973.

William C. Bouton (SEAL)
Notary Public for South Carolina
My Commission expires December 11, 1978

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 re-
linquish 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 26th
day of NOVEMBER, 1973.

Helen Grace Hart (SEAL)
Notary Public for South Carolina
My Commission expires December 11, 1979
RECORDED this 16th day of NOV 16 1973 at M. No. 12343

Re- RECORDED NOV 30 1973 12343

0307

4328 87-3