

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

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that STUBBLEFIELD BUILDERS, INC.

in consideration of Six Thousand Seven Hundred Twenty (\$6,720.00) ----- 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 LEE O. BOYKIN & EVA H. BOYKIN, their heirs and assigns,

All that piece, parcel or lot of land in O'Neal Township, Greenville County, state of South Carolina, on the south side of Ponder Road (sometimes called Gibson-Mosteller Road), containing 5.58 acres as shown on plat prepared by Piedmont Engineers, March 12, 1974 and being a portion of Tract No. 2 on plat entitled "Property of Benjamin Perry and James T. Ponder" dated July 2, 1971 by H. S. Brockman, R.L.S. recorded in the RMC Office for Greenville County, S. C. in plat book 4-K page 197 and being more particularly described as follows:

Beginning at a point in the center of Ponder Road, corner of property sold this date to Thomas J. Johnson, which point is 574.56 feet west from the center of S. C. Highway 23-172 and running thence with the line of said property S. 11-02 W. 856.64 feet to an iron pin in line of Turner property; thence with the line of said property N. 81-06 W. 125 feet to an old iron pin corner of Gibson property; thence with the line of said property N. 30-21 W. 274.55 feet to an iron pin corner of Smith property; thence with the line of said property N. 11-32 E. 654.97 feet to a point in the center of Ponder Road; thence with the center of said road S. 79-02 E. 300.7 feet to the beginning corner. -316-618.1-1-5.4

This is a portion of the property conveyed to the grantor by Evelyn C. Ross by deed dated June 1973 recorded in deed vol. 977 page 108 of the RMC Office for Greenville County.

This tract is conveyed subject to any recorded easements or rights of way of those shown on the ground.



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 14 day of March, 1974.

SIGNED, sealed and delivered in the presence of STUBBLEFIELD BUILDERS, INC. (SEAL)

W. W. Wilkins BY: *Mr. Stubblefield* (SEAL)
President president (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 14 day of March 1974

W. W. Wilkins (SEAL) *Frances C. Hall* (SEAL)
Notary Public for South Carolina
My commission expires 11/23/80

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NO DOWER NECESSARY
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 grantor(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.
My commission expires (CONTINUED ON NEXT PAGE)

RECORDED this day of 19 at M. No.

0413

4328 RV.2