

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
10 50 AM '74  
DONNIE S. TANKERSLEY  
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that J. B. Hart

in consideration of Forty-nine Thousand Eight Hundred and No/100 (\$49,800.00) ----- 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 David G. Maddox and Carol H. Maddox, their heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being on the northeastern side of Nova Street near the City of Greenville, and known and designated as Lot 20 of Subdivision of Avondale Forest, Section #2, on plat recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 37, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Nova Street at the joint front corner of Lots 19 and 20 and running thence with the line of said lots N. 48-44 E. 190 feet to a point at the joint rear corner of said Lots, thence S. 41-16 E. 90 feet to a point at the joint rear corner of Lots 20 and 21, thence with the joint line of said lots S. 48-44 W. 190 feet to a point on the northeast side of Nova Street, the joint front corner of Lots 20 and 21, thence with the northeastern side of Nova Street, N. 41-16 W. 90 feet to the point of beginning.

This is a portion of the property conveyed to the grantor herein by deed of Jimmy W. Peahuff dated December 4, 1972, recorded December 5, 1972, in the R.M.C. Office for Greenville County in Deed Book 962 at page 194, and is hereby conveyed subject to all restrictions, covenants, conditions, rights of way and easements recorded of public record and actually existing on the ground affecting said property.

Grantee agrees to pay taxes for 1974 .



Greenville County  
Stamps  
Paid \$ 55.00  
Act No. 300 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 grantees(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) and 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 7th day of June 19 74.

SIGNED, sealed and delivered in the presence of

*James C. Blakely, Jr.*  
*Jackie W. Reeves*

*J. B. Hart* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (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 7th day of June 1974.

*Jackie W. Reeves* (SEAL)  
Notary Public for South Carolina  
My commission expires: 3-5-84

*James C. Blakely, Jr.*

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 7th day of June 19 74

*Jackie W. Reeves* (SEAL)  
Notary Public for South Carolina  
My commission expires: 3-5-84

*Martha J. Hart*

RECORDED this JUN 12 1974 at M., No. 31693

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