

Prepared by Edwards & McPherson, Attorneys at Law, Greenville, S. C.

Aug 5 2 03 PM '74
DONNIE S. TANNERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that American Mortgage Insurance Company

in consideration of Thirty-One Thousand and No/100ths----- 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 James R. Templeton, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Golden Grove Circle, being known and designated as Lot No. 21 as shown on plat entitled GOLDEN GROVE ESTATES, dated September 7, 1971, prepared by R. D. Garrison, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R at Page 1 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Golden Grove Circle at the joint front corner of Lots Nos. 20 and 21 and running thence with the common line of said lots, S. 13-35 E. 260.4 feet to an iron pin; thence N. 75-37 E. 259.2 feet to an iron pin at the joint rear corner of Lots Nos. 21 and 22; thence with the common line of said lots, N. 40-58 W. 320.4 feet to an iron pin on the southern side of Golden Grove Circle; thence with the southern side of said Circle, S. 62-16 W. 117 feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights of way of record, if any, affecting the above described property.

This is the identical property conveyed to the grantor herein by deed of First Federal Savings and Loan Association of Greenville, United States of America dated March 14, 1974 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 995 at Page 509.



Greenville County
Stamps
Paid \$34.10
Act No. 386 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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns 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 30th day of July 19 74.
SIGNED, sealed and delivered in the presence of:
Jane F. Sawyer
Melinda S. Marshall
By: [Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF NORTH CAROLINA }
COUNTY OF WAKE } 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 other witness subscribed above witnessed the execution thereof.

SWORD to before me this 30th day of July 19 74.
[Signature] (SEAL)
Notary Public for North Carolina
My commission expires: March 12, 1976

STATE OF SOUTH CAROLINA }
COUNTY OF } RENUNCIATION OF DOWER NOT NECESSARY

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, 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: _____

RECORDED this _____ day of AUG 5 1974 _____ at 2:03 P. M., No. 3495

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