

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that Martin T. Bates

in consideration of Five Thousand and no/100 (\$5,000.00)-----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 James A. Hunter and Doretha O. Hunter, their heirs and assigns, forever:

All that piece, parcel or lot of land with buildings and improvements thereon situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 23 of a revision of Lots No. 23 and 24 of Franklin Park, a plat of which was made by Campbell & Clarkson Engineers, February 12, 1970, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwestern side of Berkley Avenue at the joint front corner of Lots No. 22 and 23 and running thence N 54-32 W 140.6 feet to an iron pin; thence N 61-23 E 45 feet to an iron pin; thence S 77-37 E 121.3 feet to an iron pin on the Northwestern side of Berkley Avenue; thence with said side of Berkley Avenue S 22-24 E 58.2 feet to an iron pin on Berkley Avenue; thence continuing with the Northwestern side of Berkley Avenue S 32-50 W 27.4 feet to an iron pin, the point of beginning.

This being the same property conveyed to Martin T. and Sally C. Bates by deed dated March 2, 1954, and recorded in the R. M. C. Office for Greenville County in Deed Book 495, at Page 107, and Deed Book 495, at Page 109.

This conveyance is made subject to all restrictions, set back 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.



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 28 day of February 19 75
SIGNED, sealed and delivered in the presence of
[Signature] (SEAL)
[Signature] (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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.
SWORN to before me this 28 day of February 19 75
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 1-22-77
[Signature]

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 28 day of February 19 75
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 1-22-77
RECORDED this _____ day of MAR 11 1975 19 _____ at 3:57 P. M., No. 20962

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