

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

412 SELLWOOD CIRCLE
SIMPSONVILLE, S. C. 29681

1072-555

KNOW ALL MEN BY THESE PRESENTS, that Lowell D. Flatford and Cathy L. Flatford

in consideration of the sum of Twenty-nine thousand five hundred (\$29,500.00) - 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 Albert G. Childress and Debra R. Childress, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the southern side of Sellwood Circle, Greenville County, South Carolina, being shown and designated as Lot 238 on a Plat of WESTWOOD, Section 3, recorded in the RMC Office for Greenville County in Plat Book 4-N, at Page 30, and having, according to a more recent survey by Freeland & Associates, dated January 24, 1978, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Sellwood Circle, joint front corner of Lots 237 and 238, and running thence with the common line of said Lots, S 03-11 E, 130.0 feet to an iron pin; thence S 82-09 W, 103.1 feet to an iron pin, joint rear corner of Lots 238 and 239; thence with the common line of said Lots N 04-23 E, 140.0 feet to an iron pin on the southern side of Sellwood Circle; thence with said Circle, N 87-13 E, 86.0 feet to an iron pin, the point of beginning.

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

This is the same property conveyed to the Grantors herein by deed of Judy W. Roach, recorded April 29, 1976, in Deed Book 1035, at Page 483.

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 hereunto conveyed unto the grantee(s) and the grantee's heirs or successors and assigns, forever. And the grantor(s) does hereby bind the grantor(s) and the grantor'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 heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 30 day of January, 19 78

SIGNED, stated and delivered in the presence of

W. Conch D. D. H.
Ruth Drake

Lowell D. Flatford (SEAL)
Lowell D. Flatford

Cathy L. Flatford (SEAL)
Cathy L. Flatford (SEAL)

CGTO

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 act and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 30th day of January, 19 78

W. Conch D. D. H. (SEAL)
Notary Public for South Carolina

Ruth Drake

My commission expires 9/29/81

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 heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 30 day of January, 19 78

W. Conch D. D. H. (SEAL)
Notary Public for South Carolina

Cathy L. Flatford
Cathy L. Flatford

My commission expires 9/29/81

RECORDED this 30 day of JAN 31 1978, at 12:06 P. M., No. 222-55

570-13

155
080

4328 RV-2