

FILED

JAN 10 5 02 PM '72
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Gertrud H. Teague)

we, Robert M. Teague and Gertrud F. Teague (same as

in consideration of One and No/100-----(\$ 1.00)----- 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 Jim M. Pitts and Dorothy M. Pitts, their heirs and assigns forever:

All that piece, parcel or triangular strip of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Hudson Road, being known and designated as a portion of Lot 162, Section 1, of a subdivision known as Merrifield Park, as shown on plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book 000, at Page 177, and having, according to a more recent survey prepared by Carolina Surveying Co., November 2, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hudson Road, joint front corner of Lots 161 and 162 and running thence with the joint front line of said lots, S. 20-25 E. 100 feet to a point; thence with a new line through Lot 162, N. 13-34 W. 100.7 feet to a point on the southern side of Hudson Road; thence with said road, S. 69-35 W. 12 feet to an iron pin, joint front corner of Lots Nos. 161 and 162, the point of beginning; being a portion of the property conveyed to Robert M. Teague and Gertrud H. Teague by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 925, at Page 222.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat (s), or on the premises.

BY ACCEPTING the within deed the grantees herein agree that the above described property shall, and the same is hereby subject to, the real estate mortgage executed by the grantees herein to First Federal Savings & Loan Association of Greenville, covering lot 161, Section 1, Merrifield Park subdivision in the original sum of \$23,000 recorded in the R. M. C. Office for Greenville County in Mortgage Book 1198, at Page 162.

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 30th day of November 19 71

SIGNED, sealed and delivered in the presence of:

Bruce W. Boneman
Charley G. Abbott

Robert M. Teague (SEAL)
Mrs. Robert M. Teague (SEAL)
Gertrud F. Teague (SEAL)
(same as Gertrud H. Teague)
(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 30th day of November 19 71

Bruce W. Boneman (SEAL)
Notary Public for South Carolina.

Charley G. Abbott
My Commission Expires: 8/14/75

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 30th day of November 19 71

Charley G. Abbott (SEAL)
Notary Public for South Carolina.

Gertrud F. Teague
Mrs. R. M. Teague

RECORDED this 8/17/75 day of 19 71 (Continued on Next Page) M. No. 5405