



FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Known All Men by These Presents:

That I J.L. Banks in consideration of the sum of Four Hundred & No/100 (\$ 400.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J.D. Hamilton

All that certain piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing Thirty Eight one hundredth of an acre, more or less, (0.38) and having according to a survey of Dalton & Neeves, July 1960 the following metes and bounds to wit :

BEGINNING at a Iron pin in center of dirt road, leading through the property of Grantor, thence along line of Grantor N-77-15-W - 15 feet to angle, thence along said line 157 feet to iron pin corner of grantor and J.P.Stevens & Co Inc. thence along branch S-6-40-W 101.2 feet to I.P. Transverse line , ; Thence S-77-15-E- 10 feet to I.P. thence S-77-15-E -127 feet to angle thence along said line 20 feet to pint in dirt road, this courses and distances follow the line of Sullivan let, thence along said dirt road N-15-15-E- 100 feet to point of beginning.

It is mutually agreed by both the Grantor and Grantee, that the Grantor is to have the first choice to purchase said property if offered for resale, also at Grantee's request it is stipulated that the property is entirely for residential use, and can not be used for commercial purposes.

The above described property is a part or portion of the land conveyed to Grantor by deed of Nell E Phillips et al, dated 5th day of September 1947, said deed of record in the R.M.C. Office for County and State aforesaid in Vol 317 at page 173, reference thereto will furnish further details.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 19th day of October in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed/Sealed and Delivered in the Presence of
Walter McMillian (Seal)
R.D. Nesbitt (Seal)
J.L. Banks (Seal)

State of South Carolina
COUNTY OF Greenville
Personally appeared before me Walter McMillian

and made oath that he saw the within named grantor(s) J.L. Banks sign, seal and as his act and deed deliver the within written deed, and that he, with R.D. Nesbitt witnessed the execution thereof.

Sworn to before me this 19th day of October, A. D., 19.60
R.D. Nesbitt (Seal)
Notary Public for South Carolina

State of South Carolina
COUNTY OF Greenville
RENUNCIATION OF DOWER
I, R.D. Nesbitt Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary E Banks wife of the within named J.L. Banks did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto J.D. Hamilton his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19th day of October, A. D., 19.60
R.D. Nesbitt (Seal)
Notary Public for South Carolina
Mary E. Banks

Cancelled documentary stamps attached: S. C. \$; U. S. \$ A.M.
Recorded this 27th day of January 19.62, at 9:52 M., No. 18605

610.1-1-43.1
OUT OF 610.1-1-43
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