

Prepared by the offices of CARTER, HILL & HARRIS, Attorneys at Law 123 Broadus Avenue, Greenville, S. C.

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

Greenville County  
Stamps  
Paid \$60.50  
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, Billy Theodore

in consideration of Fifty Five Thousand and No/100 (\$55,000.00)----- 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 J. L. Cannon and Linda R. Cannon, their heirs and assigns, forever:

ALL that piece, parcel or lot of land on Saluda Lake in the County of Greenville, State of South Carolina being shown as a 48 acre tract of land according to survey of property of J. L. Cannon prepared by Webb Surveying & Mapping Company dated January, 1970 and from said plat property having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Saluda Lake at the joint corner of property belonging to the Robinson Estate; thence running S. 43-40 E. 1,463.2 feet to an iron pin; thence running N. 6-15 E. 592 feet to an iron pin; thence running N. 84-50 E. 355 feet to an iron pin; thence running N. 81-10 E. 618.6 feet to an iron pin; thence running N. 39-15 W. 627 feet to an iron pin; thence running N. 5-00 E. 305.9 feet to an iron pin; thence running N. 0-50 W. 427 feet to an iron pin; thence running N. 89- W. 851.4 feet to a locust tree on the Southeastern side of Saluda Lake; thence with the said Lake 1,300, <sup>feet</sup> more or less, to the point of beginning.

-305-B4.2-1-6

ALSO:

ALL that piece, parcel or lot of land near Saluda Lake in the County of Greenville, State of South Carolina, being adjacent to the above described tract of land and being shown as a 9.5 acre tract of land according to survey of property of J. L. Cannon prepared by Webb Surveying & Mapping Company dated January, 1970 and from said plat, property having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Eastern line of the property above described near a branch and running thence with said branch, the traverse of which is N. 82 E. 432 feet to a pine; thence N. 0-30 E. 950 feet to an iron pin; thence N. 84-30 W. 395 feet to an iron pin; thence S. 2-40 W. 623.1 feet to an iron pin; thence S. 0-50 E. 427 feet to an iron pin, the point of beginning.

The Grantor further conveys to the Grantees any additional property adjoining the above described property which was conveyed to him by Mary Theodore, Helen Theodore and James Theodore on November 1, 1963 by Deed recorded in the R. M. C. Office for Greenville County in Deed Book 735 at page 519.

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

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 29th day of January 19 70. 305-B4.3-1-8

SIGNED, sealed and delivered in the presence of:

Billy Theodore (SEAL)

J. Henry Philpot Jr.  
Mary H. Southelin

(SEAL)  
(SEAL)  
(SEAL)  
SOUTH CAROLINA DOCUMENTARY 50 DOLLARS  
SOUTH CAROLINA DOCUMENTARY 50 DOLLARS  
SOUTH CAROLINA DOCUMENTARY 50 DOLLARS

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of January 19 70.

J. Henry Philpot Jr. (SEAL)  
Notary Public for South Carolina.  
My commission expires 1/1/72

Mary H. Southelin

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }  
RENUNCIATION OF DOWER - NOT NECESSARY GRANTOR UNMARRIED

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 29th day of January 19 70.

(SEAL)  
Notary Public for South Carolina.  
My commission expires 30th day of January 1970

9746 A. #16929  
M. No.

RECORDED this 30th day of January 1970 at