

TITLE TO REAL ESTATE—PREPARED BY W. WILKINS ATTORNEY AT LAW, GREENVILLE, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.
APR 14 5 12 PM '70
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, David W. Wayner

in consideration of Eighty-five Hundred (\$8500.00) 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 Robert M. Farquhar and Mary J. Farquhar,

All that lot of land situate on the southeast side of Ponderosa Road, in the city of Greenville, in Greenville County, S. C., being shown as Lot 18 on plat of Section C-1 of Gower Estates, made by R. K. Campbell and Webb Surveying and Mapping Company, July 27, 1962, recorded in the RMC Office for Greenville County, S. C., in Plat Book YY, page 112, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Ponderosa Road at the joint front corner of Lot 17 and 18 and runs thence along the line of lot 17, S. 61-28 E. 200 feet to an iron pin; thence N. 21-11 E. 175 feet to an iron pin; thence along the line of Lot 19 N. 62-41 W. 178.3 feet to an iron pin on the southeast side of Ponderosa Road; thence along Ponderosa Road S. 26-45 W. 38 feet to an iron pin; thence still along Ponderosa Road S. 28-13 W. 109.9 feet to an iron pin; thence still along Ponderosa Road S. 30-42 W. 22.4 feet to the beginning corner.

This property is subject to all restrictions, easements, set back lines, roadways, and rights of way, if any affecting the above described lot. For restrictions see deed book 734 page 344. This property is also subject to a drainage easement along the southwest edge of said lot and also the drainage easement on each side of the creek as shown on the recorded plat referred to above.

This is the same property conveyed to grantor by Conyers & Gower, Inc. by deed dated Feb. 13, 1970.



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 assigns, against the grantor'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 20 day of February 19 70 .

SIGNED, sealed and delivered in the presence of: David W. Wayner (SEAL)

Benobia C. Hall (SEAL)

W. Wilkins (SEAL)

Greenville County (SEAL)

Not. No. 200 Sec. 1

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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20 day of February 19 70 .

W. Wilkins (SEAL) Benobia C. Hall

Notary Public for South Carolina.
MY COMMISSION EXPIRES JANUARY 1, 19 71

STATE OF SOUTH CAROLINA } RENUCIATION 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 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 20 day of February 19 70 .

Benobia C. Hall (SEAL) Eloise N. Wayner

Notary Public for South Carolina.
MY COMMISSION EXPIRES NOVEMBER 12, 1971

RECORDED this 14th day of April 19 70, at 5:12 P. M., No. #22405

-599-270.1-1-25