

FILED
GREENVILLE CO. S. C.
JST 7 4 10 P 1970
OLLIE FARNSWORTH
R. H. C.

TITLE TO REAL ESTATE—Prepared by PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that RALPH E. GARLINGTON, and LOUIS A. GARLINGTON

in consideration of One and no/100-----(\$1.00)----- Dollars,
and partition of property
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto JAMES H. GARLINGTON, HIS HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot 29 of Shannon Forest, plat of which is recorded in Plat Book KK, at Pages 200-201, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Shannon Lake Circle at the joint front corner of Lots Nos. 28 and 29 and running thence with Shannon Lake Circle, N. 16-48 E. 30 feet to bend; thence continuing with Shannon Lake Circle, N. 47-63 E. 154 feet to line of easement; thence with line of said easement, S. 67-20 E. 110 feet to high water line of Shannon Lake; thence with said high water line, S. 19-48 W. 150 feet to joint rear corner of lots Nos. 28 and 29; thence with the line of said lots, S. 73-12 E. 189 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

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 1st day of April 1970.

SIGNED, sealed and delivered in the presence of:

Margaret M. Avery
Wendell L. Lane

Ralph E. Garlington (SEAL)
Louis A. Garlington (SEAL)

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

SWORN to before me this 1st day of April 1970.

Wendell L. Lane (SEAL)
Notary Public for South Carolina.
My commission expires 1/1/71

Margaret M. Avery

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 1st day of April 1970.

Wendell L. Lane (SEAL)
Notary Public for South Carolina.
My commission expires 1/1/71

Evelyn B. Garlington

RECORDED this 7th day of October 1970.

4:40 P. #8386

195-5331-1-30 (0.61A-E)
OUT OF 533.1-1-25