

TITLE TO REAL ESTATE - Prepared by WILLIAM I. BOUTON, Attorney at Law, Greenville, S. C.

OLLIE FARNSWORTH }
STATE OF SOUTH CAROLINA } R.M.C.
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that RACHEL P. TRIPP

6.60

in consideration of SIX THOUSAND AND NO/100THS (\$6,000.00)----- 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 MARY ANN JOHNSON, HER HEIRS AND ASSIGNS:

ALL that certain piece, parcel or lot of land situate, lying and being in Cleveland Township, Greenville County, State of South Carolina, about one and one-half (1-1/2) miles northwest from the Town of Marietta, near and south of the G & N Railroad, containing 7.69 acres, more or less, and shown on a plat of property of Mary Ann Johnson prepared on October 21, 1970, by Dean C. Edens, RLS, recorded in the RMC Office for Greenville County in Plat Book 4H at Page 97, and having according thereto the following courses and distances to-wit:

BEGINNING at a nail in the center of Tripp Road at the joint corner of J. C. Jarrard Property, and running thence S. 33-00 W. 418 feet to an iron pin; thence along the line of Livingston Property S. 49-30 E. 540 feet to an iron pin; thence along the line of Cruel Property N. 69-00 E. 327 feet to a nail in the center of Tripp Road; thence along the center of said road as follows: N. 20-00 W. 243 feet; N. 40-30 W. 100 feet; N. 50-00 W. 100 feet; N. 46-30 W. 100 feet; and N. 47-00 W. 200 feet to the point of beginning.

THIS being a portion of the property heretofore conveyed to the Grantor by P. D. Jarrard by a certain deed recorded in the RMC Office for Greenville County in Deed Book 401 at Page 07, and it being the intention of the Grantor to hereby convey to the Grantee all the remaining property on the southwest side of Tripp Road.

THIS Conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

GRANTOR to pay 1970 taxes.

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 6th day of November 1970.

SIGNED, sealed and delivered in the presence of:

William I. Bouton
Linda C. Brewster

Rachel P. Tripp (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 6th day of November 1970.

Linda C. Brewster (SEAL)
Notary Public for South Carolina.
My Commission expires February 18, 1980

William I. Bouton

STATE OF SOUTH CAROLINA }
COUNTY OF } RENUNCIATION OF DOWER (WOMAN GRANTOR)

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

day of : 19

Notary Public for South Carolina (SEAL)

RECORDED this 6th day of November 1970 at 4:34 P. M. No. #11034

1-4

399-5243-1-16