

TITLE TO REAL ESTATE—Hubert E. Nolin, Attorney at Law, Greenville, S.C. 11:40 AM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, J. H. SITTON,

in consideration of FIFTEEN THOUSAND AND NO/100 (\$15,000.00) ----- 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 S & M REAL ESTATE CO., INC., Its Successors and Assigns, Forever:

ALL that piece, parcel or lot of land with buildings and improvements therein situate in the County of Greenville, State of South Carolina, lying and being at the corner of U.S. Highway No. 25 and MacNees Drive, and being shown on a plat of the property of H. L. Rosamond and J. E. Rosamond made December 10, 1956, by Woodward Engineering Company and also shown by Survey and Plat made by J. Mac Richardson and having the following metes and bounds:

BEGINNING at an iron pin on MacNees Drive and running thence in a curved line, the chord of which is N. 0-19 W. 28.3 feet to an iron pin on U.S. Highway No. 25; running thence along said Highway N. 44-46 E. 114.7 feet to an iron pin; running thence S. 32-07 E. 102.7 feet to an iron pin; running thence S. 44-46 W. 110.7 feet to an iron pin on MacNees Drive; running thence along MacNees Drive N. 45-24 W. 80 feet to the point of beginning.

ALSO, ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on MacNees Drive and having the following metes and bounds, to wit:

BEGINNING at an iron pin on MacNees Drive and other property of C. H. Branyon, and running thence along MacNees Drive N. 45-24 W. 50 feet to an iron pin, corner of property heretofore leased to The Texas Company; running thence along the line of said leased property N. 44-46 E. 110.7 feet to an iron pin, corner of property now or formerly owned by C. H. Branyon; thence S. 32-07 E. 51.4 feet to iron pin; running thence S. 44-46 W. 99.1 feet to an iron pin, the beginning corner.

LESS, HOWEVER, that portion heretofore sold to George H. Pennell as recorded in the RMC Office for Greenville County in Deed Book 590, page 323.



16.50

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 21st day of December 19 70.

SIGNED, sealed and delivered in the presence of:

Julius E. John
Marie B. Merck

J. H. Sitton (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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of December 19 70

Julius E. John (SEAL)

Marie B. Merck

Notary Public for South Carolina
My Commission Expires: July 14, 1977.

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)' 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 21st day of December 19 70

Julius E. John (SEAL)

Nancy M. Sitton

Notary Public for South Carolina
My Commission Expires: July 14, 1977
RECORDED this 21st day of December 19 70, at 11:40 A. M., No. #14493

145-307-1-176