

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. H. C.

KNOW ALL MEN BY THESE PRESENTS, that M. L. FRABIE AND ANNA A. FRABIE

in consideration of TWENTY THOUSAND AND NO/100THS (\$20,000.00)----- 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 CALIXTO AGUSTIN HERNANDEZ, HIS HEIRS AND ASSIGNS:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, with all the improvements located thereon, designated as Lot No. 2 on a plat of Property of M. L. Frabie, prepared by C. O. Riddle, RLS, on June 12, 1969, containing 0.96 acres, more or less, and having according to said plat the following courses and distances to-wit:

BEGINNING at an iron pin on the Western side of Augusta Road (U. S. Highway No. 25) at the joint front corner of Lot No. 1, and running thence S. 29-37 W. 90 feet to an iron pin; thence S. 62-37 W. 224.4 feet to an iron pin; thence S. 27-23 E. 133.1 feet to an iron pin; thence N. 62-37 E. 300 feet to an iron pin on Augusta Road; thence along Augusta Road N. 27-23 W. 182 feet to the point of beginning.

THE Grantors reserve a right-of-way easement over and along a strip six (6') feet in width and 300 feet along the Southeastern side of Lot No. 2 as shown on said plat for the purpose of ingress to and egress from Lot No. 5 (located to the rear of said Lot No. 2) to the Augusta Road. The Grantee, his heirs and assigns, shall not block or fence the driveways on Lot No. 2, nor shall said property be used for the storage of junk cars.

THIS conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat or on the premises. This being a portion of the property conveyed to the Grantors by a certain deed recorded in the RMC Office for Greenville County in Deed Book 723 at Page 225.

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 22nd day of September 19 71.

SIGNED, sealed and delivered in the presence of:
William L. Bouton
Linda C. Brewster

M. L. Frabie (SEAL)
Anna A. Frabie (SEAL)
Greenville County
Stamps (SEAL)
Paid \$ 2200 (SEAL)
Act No. 303 Sec. 1

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
PROB. 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 22nd day of September 19 71.
Linda C. Brewster (SEAL)
Notary Public for South Carolina.

My Commission expires February 18, 1980
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 22nd day of September 19 71.
William L. Bouton (SEAL)
Anna A. Frabie

Notary Public for South Carolina
My Commission expires December 11, 1979
RECORDED this 22nd day of September 19 71 at 5:01 P. M. No. 8641

603.2-1-30.3
-110- Ord of 603.2.1-30.1