

SEP 24 11 53 AM '71

TITLE TO REAL ESTATE—Prepared by PYLE & PYLE, Attorneys at Law, Greenville, S. C. **OLLIE FARNSWORTH R.M.C.**

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Walter R. Kelly and Ruth S. Kelly

in consideration of --One Thousand Six Hundred and No/100 (\$1,600.00)----- Dollars,

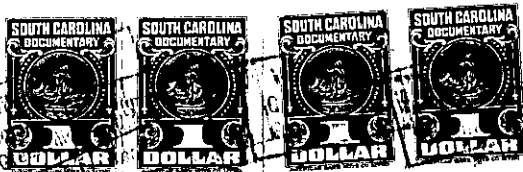
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **Berry C. Grooms and Doris R. Grooms, their heirs and assigns, forever,**

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot No. 2 on plat of property of J. L. Johnson, plat of which is recorded in Plat Book BB at page 28 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Access Road at the joint front corner of lots Nos. 2 and 3 and running thence with the line of said lots N. 50-30 E., 376 feet to a point in the center of Mack Creek; thence with center of said creek as the line in a northerly direction 310 feet to the joint rear corner of lots Nos. 1 and 2; thence with the line of said lots S. 50-30 W., 485 feet to a point in the center of Access Road; thence with the center of said lot as the line the following courses and distances: S. 45 E., 48 feet, S. 17-20 E., 103 feet and S. 14-30 E., 110 feet to the point of beginning and being identically the same property conveyed to Grantors by deed recorded in Deed Book 605 at page 348.

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.

BLOCK BOOK REFERENCE: 670.1-1-9



2-20

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)' hand(s) and seal(s) this 21st day of September 1971.

SIGNED, sealed and delivered in the presence of:

Martha R. Sanders
Oliver Sanders

X Walter R. Kelly (SEAL)
Walter R. Kelly
X Ruth S. Kelly (SEAL)
Ruth S. Kelly (SEAL)

STATE OF PENNSYLVANIA
COUNTY OF Adams

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)' 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 21st day of September 1971.

Oliver Sanders (SEAL)
Notary Public for Adams County, Pennsylvania
My Commission Expires 3/31/73

Martha R. Sanders

STATE OF PENNSYLVANIA
COUNTY OF Adams

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 September 1971.
Oliver Sanders (SEAL)
Notary Public for Adams County, Pennsylvania
My Commission Expires 3/31/73

Ruth S. Kelly
Ruth S. Kelly

RECORDED this 21th day of September 19 71 at 11:53 A. M., No. 8808

355-670.1-1-9