

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 4 2 57 PM '77
DONNIE S. TAYLOR DELEG
NOTARY

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KNOW ALL MEN BY THESE PRESENTS, that I, W. H. GRIFFITH,

in consideration of \$5.00 and love and affection 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 DAKOTA G. TUMLIN, Her Heirs and Assigns, Forever:

ALL that certain tract, parcel of lot of land with all improvements thereon situate, lying and being in Austin Township, County and State aforesaid, being known and designated as Tract No. 2 according to plat of property of H. S. Wood Estate, made by W. J. Riddle, Surveyor, March, 1945, said tract having the following courses and distances, to wit:

BEGINNING at point in Horse Pen Creek at or near public road and being joint corner of Tracts 1, 2 and 4 and running thence along joint line of Tracts 1 and 2, S. 27 E. 376 feet to poplar; thence continuing along joint line of Lot 1 and 2, S. 30-40 E. 680 feet to iron pin at road; thence continuing along joint line of Tracts 1 and 2, S. 38-30 E. 874 feet to point at branch; thence S. 19.30 E. 270 feet to point at or near branch; thence along or near branch S. 32 W. 290 feet to point in branch; thence S. 37.30 E. 188 feet to point in road, joint corner of Tracts 1 and 2 and to line of property of A. R. Hunter; thence along said public road N. 34.45 E. 422 feet to iron pin in road; thence S. 39.45 E. 433 feet to iron pin on line of Homer Hamby land; thence N. 43.40 E. 576 feet to joint corner of Tracts 2 and 3; thence North along joint line of Tracts 2 and 3, N. 44.35 W. 524 feet to stake at road; thence North along joint line of Tracts 2 and 3, N. 33 W. 556 feet; thence N. 54-30 W. 200 feet to point in road; thence along said road N. 75-45 W. 100 feet; thence continuing along said road N. 48 W. 200 feet; thence continuing along said road N. 37.30 W. 282 feet; thence N. 5 W. 219 feet to a stake at edge of road; thence continuing along joint line of Tracts 2 and 3, N. 45.30 W. 679 feet to stake on Horse Pen Creek; thence along said creek S. 49.15 W. 340 feet to the beginning point and containing 34.60 acres, more or less. LESS, HOWEVER, approximately 6 acres sold to Dakota G. and Roy Tumlin, and LESS, HOWEVER, 8.49 acres, more or less, sold to Jerry D. Simmons, et al.

The above conveyance is made subject to any and all recorded and existing easements, rights of way and restrictions affecting said property.

The Grantor reserves, however, unto himself a Life Estate in the above-described properties, he to receive the income or to occupy the premises for and during his natural life & at death, title to vest in Grantee in fee simple. 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 16th day of December, 1975

SIGNED, sealed and delivered in the presence of:

W. H. Griffith (SEAL)
Juliet E. John (SEAL)
Berardine Keck (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)' act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 16th day of December 19 75.

Juliet E. John (SEAL) *Berardine Keck* (SEAL)
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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 16th day of December 19 75

Juliet E. John (SEAL) *Ethel Thompson Burdette Griffith*
Notary Public for South Carolina.
My commission expires July 14, 1977

RECORDED this day of FEB 4 1976 19 at 2:57 P.M., No. 19818

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