

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

Feb 23 12 04 PM '76
DONNIE S. TAYLOR
P. H. C.

KNOW ALL MEN BY THESE PRESENTS, that we, William F. Brown and Nancy C. Brown

in consideration of the sum of Twenty-three thousand one hundred - - - (\$23,100.00) - - - 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 Ramon A. Pineda and Rosa H. Pineda, their heirs and assigns, forever:

ALL that certain piece, parcel or Lots of land, situate, lying and being on the western side of Texas Avenue, in the County of Greenville, State of South Carolina, being shown and designated as Lot 3 and a portion of Lot 2 on a Plat of H. K. TOWNES PROPERTY, recorded in the R.M.C. Office for Greenville County in Plat Book K, at Pages 50 and 51, and having, according to a more recent survey by Freeland & Associates, dated February 19, 1976, the following metes and bounds:

BEGINNING at an iron pin on the western side of Texas Avenue, joint front corner of Lots 3 and 4, and running thence along the common line of said Lots, S 67-50 W, 199.6 feet to an iron pin; thence N 22-10 W, 64.0 feet to an iron pin, joint rear corner of Lots 2 and 3; thence N 67-50 E, 128.6 feet to an iron pin; thence N 22-10 W, 6.0 feet to an iron pin; thence N 67-50 E, 71.0 feet to an iron pin on the western side of Texas Avenue; thence with said Texas Avenue, S 22-10 E, 70.0 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantors herein by deeds dated September 17, 1965 and April 4, 1969, recorded in the R.M.C. Office for Greenville County in Deed Book 782 at Page 381 and in Deed Book 867 at Page 33.



47.00
Greenville County
Stamps
Total \$ 25.85
Act No. 330 Sec. 1

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 20th day of February, 1976.

SIGNED, sealed and delivered in the presence of:

W. Mark Dyer
Ruth Drake

William F. Brown (SEAL)
Nancy C. Brown (SEAL)

STATE OF SOUTH CAROLINA }
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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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 20th day of February 1976.

W. Mark Dyer (SEAL)
Notary Public for South Carolina.

Ruth Drake

My commission expires 9/29/81

STATE OF SOUTH CAROLINA }
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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 singular the premises within mentioned and released.

GIVEN under my hand and seal this
20th day of February 1976
W. Mark Dyer (SEAL)
Notary Public for South Carolina.

Nancy C. Brown
Nancy C. Brown

My commission expires 9/29/81

RECORDED this FEB 23 1976 day of 12:04 P. M., No. 21211

4328 RV-21