

AUG 20 11 26 AM 1960

TITLE TO REAL ESTATE—PREPARED by HINSON & HAMER, Attorneys at Law, Greenville, S. C.



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That Furman Middleton, Jr. in the State aforesaid, in consideration of the sum of Six Hundred Fifty and No/100----- DOLLARS, and assumption of mortgage described below, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James W. Townsend and Mary M. Townsend, their heirs and assigns,

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 110 and the adjoining 17.5 feet on the westerly side of Lot No. 111, of Augusta Road Ranches, as per revised plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book V, at page 33, and having, according to said revised Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Beck Avenue, said iron pin being 302.3 feet southwest of an iron pin on the northwest corner of the intersection of Beck Avenue and Old Augusta Road; and running thence along Beck Avenue S. 89-47 W. 80 feet to an iron pin; thence N. 0-13 W. 240 feet to an iron pin; thence N. 89-47 E. 80 feet to an iron pin; thence S. 0-13 E. 240 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the grantees agree to assume and pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co., on which there is a balance due of \$10,345.25, said mortgage being recorded in Mortgages Volume 775, page 387.

This is the same property conveyed to the grantor be deed recorded in the RMC Office for Greenville County, South Carolina, in Deeds Volume 617, page 19.

Grantees to pay 1960 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 20th day of August in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

Elizabeth S. Reid
Edward Ryan Hamer

Furman Middleton, Jr. (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County
Personally appeared before me Elizabeth S. Reid
and made oath that s he saw the within named grantor(s) Furman Middleton, Jr. sign, seal and as his act and deed deliver the within written deed, and that s he, with Edward Ryan Hamer witnessed the execution thereof. Sworn to before me this 20th day of August, D. 19 60. Elizabeth S. Reid Notary Public for South Carolina

State of South Carolina, Greenville County
I, Edward Ryan Hamer Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Barbara C. Middleton wife of the within named Furman Middleton, Jr. did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto James W. Townsend and Mary M. Townsend, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 20th day of August, A. D. 19 60. Barbara C. Middleton Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----
Recorded this 20th day of August 1960, at 11:26 A. M., No. #5165