

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That we, DANIEL Y. CHAMPION and NANCY D. CHAMPION

in consideration of the sum of Nine Hundred (\$900.00) Dollars and assumption of mortgage indebtedness in the sum of \$ 16,039.50 DOLLARS, 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

EDWARD A. BROWN, his heirs and assigns, forever,

ALL that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lot Number 117 of a subdivision known as McSwain Gardens, Section 2, on a plat of which is of record in the R.M.C. Office for Greenville County, South Carolina in Plat Book "LL", at page 137, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Richbourg Road at the joint corner of Lots Nos. 116 and 117, and running thence S. 67-00 W., 160 feet to a point at the rear corner of Lots Nos. 116 and 117; thence S. 14-55 E., 106.1 feet to a point at the joint rear corner of Lots No.s 117 and 118; thence N. 67-00 E., 175 feet to a point on the southwestern side of Richbourg Road at the joint front corner of Lots No.s 117 and 118; thence with the southwestern side of Richbourg Road, N. 23-00 W., 195 feet to an iron pin, the point of beginning.

This deed is executed subject to existing and recorded restrictions and utility rights-of-way.

As a part of the consideration for this deed, the grantee does hereby expressly agree to assume that certain indebtedness existing as a mortgage lien upon the above described property executed by the grantors in favor of William M. Timmons, Jr., recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 836, at page 585, upon which there is a balance due in the sum of \$ 16,039.50

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 his 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 s and seal s this 27th day of February in the year of our Lord One Thousand Nine Hundred and Sixty-One

Signed, Sealed and Delivered in the Presence of

John M. Dillard (Seal) Daniel Y. Champion (Seal) Nancy D. Champion (Seal) Ione Baker (Seal)

State of SOUTH CAROLINA } Personally appeared before me Ione Baker County of GREENVILLE } and made oath that s he saw the within named grantor(s) Daniel Y. Champion and Nancy D. Champion deliver the within written deed, and that s he, with John M. Dillard sign, seal and as their act and deed witnessed the execution thereof. Sworn to before me this 27th day of February, A. D. 19 61 Notary Public for South Carolina (Seal)

State of SOUTH CAROLINA } RENUNCIATION OF DOWER County of GREENVILLE } I, John M. Dillard Notary Public, do hereby certify unto all whom it may concern, that Mrs. Nancy D. Champion wife of the within named Daniel Y. Champion 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 Edward A. Brown his 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 27th day of February, A. D. 19 61 Nancy D. Champion (Seal) Notary Public for South Carolina

Recorded this 16th day of March 19 61 at 4:40 P.M. No. #22843

27733-7-2