

FILED

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY-AT-LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

FEB 27 10 33 AM 1964

Know All Men by These Presents:

COUNTY OF GREENVILLE

That

J. C. COX, JR.

in the State aforesaid,

in consideration of the sum of One Thousand Fifty and No/100 (\$1,050.00) -----DOLLARS, and assumption of mortgage

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 grantee(s)

JAMES L. PACE, HIS HEIRS AND ASSIGNS FOREVER:

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 1, Section 1, Brookwood Forest on plat prepared by C. C. Jones, C. E., November, 1962, and recorded in the RMC Office for Greenville County, S. C. in Plat Book "XX" at page 97 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly edge of Carriage Lane, at joint front corner of Lots Nos. 1 and 2, and running thence along the line of said lots, S 78-30 E, 160.2 feet to an iron pin; thence S 11-30 W, 208 feet to an iron pin on the easterly edge of Carriage Lane; thence along the easterly edge of Carriage Lane, N 38-55 W, 183.8 feet to an iron pin; thence following the curvature of Carriage Lane, the chord of which is N 13-40 W, 45.2 feet to an iron pin; thence continuing along the easterly edge of Carriage Lane, N 11-30 E, 50 feet to the point of BEGINNING.

This being the identical property heretofore conveyed to the grantor by deed of Charles D. Stephens, recorded February 22, 1964, in Deed Book 742 at page 480 of the records of the RMC Office for Greenville County, S. C.

AS A PART OF THE CONSIDERATION the grantee assumes and agrees to pay the balance on that certain mortgage from Charles D. Stephens to First Federal Savings and Loan Association, said mortgage being in the original amount of \$11,120.00, recorded in Mortgage Book 917 at page 483 of the RMC Office for Greenville County and upon which there is a present balance, after the February, 1964 payment in the amount of \$10,846.69. The grantor sets over and assigns to the grantee the insurance policy and escrow account in connection with the above loan.

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 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, 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, or Successors 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 26th day of February, 19 64

J. C. Cox, Jr. (Seal)

Signed, Sealed and Delivered in the Presence of

Mills H. Hightey (Seal)



State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 26th

day of February, A. D., 19 64

Notary Public for South Carolina (Seal)

Mills H. Hightey

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 26th

day of February, A. D., 19 64

Notary Public for South Carolina (Seal)

Frances M. Cox

Cancelled documentary stamps attached: S. C. \$ : U. S. \$ 19 64 at 10:33 A.M. M., No. 24289

Recorded this 27th day of February

76-729.1-1-3