

TITLE TO REAL ESTATE—Mann & Mann, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 19 2 24 PM 1964

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that

I, Frank H. Wood,

in consideration of One and No/100 (\$1.00) ----- Dollars,
and assumption of mortgage
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

Joe D. Wood, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot #39, as shown on a plat of Oakwood Acres, prepared by J. Mac Richardson, dated September 1959, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book MM, at Page 135, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Oakwood Avenue, the joint front corner of Lots #39 and 40, and running thence along the line of these lots, S. 38-54 E. 175.2 feet to an iron pin; thence N. 54-22 E. 94 feet to an iron pin at the joint rear corner of Lots #39 and #38; running thence N. 25-58 W. 176.6 feet to an iron pin on the southern side of Oakwood Avenue; thence along the southern side of Oakwood Avenue, S. 56-07 W. 39.7 feet to an iron pin; thence continuing along the southern side of Oakwood Avenue, S. 54-22 W. 94.2 feet to an iron pin, point of beginning.

The above is the same property conveyed to the grantor by deed recorded in Deed Book 736 at Page 529.

As part of the consideration for this conveyance, the grantee assumes and agrees to pay the balance due on the mortgage over the above property to First Federal Savings & Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 741, Page 267, the balance now due and owing being \$ 16,274.28 .

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 15th day of August 19 64
SIGNED, sealed and delivered in the presence of: Frank H. Wood (SEAL)

Leonard R. Wood (SEAL)
John B. Mann (SEAL)

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

SWORN to before me this 15th day of August 19 64
John B. Mann (SEAL) Leonard R. Wood
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of August 19 64.
John B. Mann (SEAL) Willie A. Wood
Notary Public for South Carolina.

RECORDED this 19th day of August 19 64 at 2:24 P. M., No. 5476

-276-733-2-139