

TITLE TO REAL ESTATE--Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 7 11 09 AM 1967

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES V. PATTERSON,

in consideration of the sum of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS, and exchange of property valued at \$3,000.00 and assumption of mortgage hereinafter described to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

KENNETH HARRISON McCLAIN and TOMMIE L. McCLAIN:

All that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 40 of a subdivision known as McSwain Gardens, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book GG at Page 75, and having the following metes and bounds, to wit:

BEGINNING at a point on the Southern side of Linwood Avenue at the joint front corner of Lots 34 and 40 and running thence S 18-03 E 238 feet to a point at the joint rear corner of Lots 34, 40 and 39; thence N 64-19 E 141.7 feet to a point on the Western side of McSwain Drive at the joint corner of Lots 39 and 40; thence with the Western side of McSwain Drive N 22-23 W 177.5 feet to a point; thence following the curvature of the Southwestern intersection of Linwood Avenue with McSwain Drive (the chord of which is N 18-23 W 27.8 feet) to a point; thence with the Southern side of Linwood Avenue S 32-08 W 101.9 feet to the point of beginning.

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

As a part of the consideration of this deed the grantee agrees to assume and pay that certain mortgage given by the grantor herein to the Prudential Insurance Company of America dated January 23, 1962, and recorded in Mortgage Book 880 at page 8, the present unpaid balance of which is \$17,051.26.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns 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 6th day of February, 1967

SIGNED, sealed and delivered in the presence of:

Samuel A. Patterson
Jaqueline P. Peace

James V. Patterson (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of February, 1967

Samuel A. Patterson (SEAL)
Notary Public for South Carolina.

Jaqueline P. Peace

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) 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 6th day of February, 1967

Samuel A. Patterson (SEAL)
Notary Public for South Carolina.

Mary C. Patterson

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