

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

OLLIE FORTSMOUTH

S. C.

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That we, Claire Steed Adams and Ensley Orden Adams, Jr., by his Guardian Ad Litem, Elma M. Steed, in the State aforesaid, in consideration of the sum of One Thousand Five Hundred and No/100 (\$1,500.00)----- 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 P. CONDON, HIS HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land, known and designated as the major portion of Lot No. 319 and a small triangular portion of Lot No. 318 of Cherokee Forest, as shown on plat recorded in the RMC Office for Greenville County, S. C., in Plat Book "EE", at Pages 78 and 79, and being shown on a more recent plat of property of Max R. McClain, Jr., prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "III", at Page 107.

Said lot fronts on the northwesterly side of Edwards Road 126 feet, has a depth of 323.8 feet on the westerly side, a depth of 263.2 feet on the easterly side, and is 65 feet across the rear.

The within conveyance is subject to utility easements, rights-of-way, and restrictions of record.

As a part of the consideration, the grantee assumes and agrees to pay the balance due on that certain mortgage to Aiken Loan & Security Company, said mortgage being in the original amount of \$16,900.00, and being recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 993, at Page 479.

The within is the identical property heretofore conveyed to Claire Steed Adams and Ensley O. Adams, Sr., by deed of Max R. McClain, Jr., by deed recorded in the RMC Office for Greenville County, S. C. Ensley O. Adams, Sr. heretofore died intestate leaving surviving as his next of kin and heirs at law, Claire Steed Adams and Ensley Orden Adams, Jr., a minor under the age of 14 years. By Order of the Greenville County Court, filed in the Office of the Clerk of Court for Greenville County, S. C., the interest of Ensley Orden Adams, Jr., is conveyed by his Guardian Ad Litem, Elma M. Steed.

The escrow account and insurance policy in connection with the loan herein assumed is hereby assigned and transferred to the grantee.

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 14th day of July, 1967

Signed, Sealed and Delivered in the Presence of

Barbara S. Payne (Seal)

Claire Steed Adams (Seal)
Elma M. Steed (Seal)
Guardian Ad Litem for Ensley Orden Adams, Jr., a minor under the age of 14 years. (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 14th day of July, A. D., 1967

Notary Public for South Carolina (Seal)

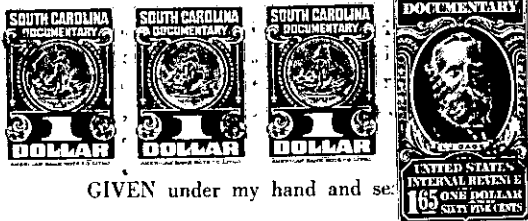
Barbara S. Payne (Seal)

State of South Carolina

COUNTY OF GREENVILLE

(UNNECESSARY) RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern named grantor(s) did this day appear before me, and each, upon being privately does freely, voluntarily, and without any compulsion, dread or fear of any person ver relinquish unto the grantee(s) and the grantee's Heirs, or Successors and nt and claim of Dower of, in or to all and singular the premises within mentioned



GIVEN under my hand and seal

day of July, 1967

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 1967 at 10:36 A.M., No. 2112

Recorded this 17th day of July

155-1-969 W. W. (vertical stamp)