

FILED GREENVILLE CO. S.C.

TITLE TO REAL ESTATE — Prepared by Clifford F. Gaddy, Jr., A

Greenville, S. C.

BOOK 856 PAGE 271

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

NOV 18 11 33 AM 1968



County Stamps Paid \$4.95 See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS That James F. McAlister, Jr. in the State aforesaid,

in consideration of the sum of Four Thousand Five Hundred and no/100 (\$4,500.00)-----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 Phillip L. McAlister and Patricia L. McAlister, their heirs and assigns forever:

All that certain lot of land with all improvements thereon, lying in the State of South Carolina, County of Greenville, on the northeasterly side of Claxton Drive, shown as Lot 35 on a Plat of FARMINGTON ACRES, recorded in the R.M.C. Office for Greenville County in Plat Book RR at pages 106 and 107 and being further described according to said Plat as follows:

BEGINNING at an iron pin on the northeasterly side of Claxton Drive at the joint front corner of Lots 35 and 36 and running thence along the line of these lots, N. 57-14 E. 194 feet to the center of a creek; thence along the center of the creek (the traversæ of which is S. 32-08 E.) 90 feet to the joint rear corner of Lots 34 and 35; thence along the line of Lot 34, S. 57-14 W. 193 feet to a point on Claxton Drive; thence along Claxton Drive N. 32-46 W. 90 feet to the point of beginning. Being the same property conveyed to the grantor by deed of W. C. Bumby dated November 28, 1967, recorded in Deed Book 833 at page 510.

This conveyance is subject to all Protective Covenants, easements and rights of way recorded upon the public records of Greenville County.

As part of the consideration for the foregoing conveyance, the Grantees assume and agree to pay the outstanding balance on a Note and Mortgage from James F. McAlister, Jr. to First Federal Savings & Loan Association in the sum of \$15,450.00 recorded in the R.M.C. Office for Greenville County in Mortgage Book 1077 at page 595 and having a current balance of \$15,216.66.

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, their 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 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 and seal this 16th day of November in the year of our Lord One Thousand Nine Hundred and Sixty-eight.

Signed, Sealed and Delivered in the Presence of

James F. McAlister, Jr. (Seal)

Clifford F. Gaddy Edward Ryan Hamer



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 16th day of November 19 68 Edward Ryan Hamer (Seal) Clifford F. Gaddy Notary Public for South Carolina My Commission expires 1/1/70

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, 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 16th day of November 19 68 Shelia R. McAlister Edward Ryan Hamer (Seal) Notary Public for South Carolina My Commission expires 1/1/70

RECORDED this 18 day of November 19 68, at 11:33 A. M. No. 12220

308-B132-1-156