

FILED

GREENVILLE, S. C.

TITLE TO REAL ESTATE—Prepared by MANN, FOSTER, JOHNSTON & ASHMORE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DEC 30 4 59 PM 1968

OLLIE FARNSWORTH.
R. M. O.

KNOW ALL MEN BY THESE PRESENTS, that JOHN D. WESTMORELAND, JR.

in consideration of ONE DOLLAR plus assumption of mortgages the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto L. D. PONCE AND FAYE H. PONCE, their heirs and assigns, forever:

ALL that lot of land situate in Greenville County, South Carolina shown as Lot 46 on a plat entitled Morningside, recorded in the RMC Office for Greenville County in Plat Book FF, at pages 83, 84 and 85 and having the following metes and bounds, to-wit:

BEGINNING at a point on Clearview Avenue (now Collingwood Drive) and running N. 35-45 E. 201.9 feet; thence S. 54-15 E. 174 feet to a point on the west side of Estanolle Street; thence along said street, S. 47-49 W. 127.4 feet; thence S. 63-33 W. 96.7 feet to the intersection of Clearview and Estanolle; thence with the curve of said intersection, the chord of which is S. 79-03 W. 30.7 feet and N. 57-01 W. 33.9 feet; thence along Clearview N. 23-51 W. 55.1 feet to the beginning point.

This property is conveyed subject to restrictive covenants, easements and rights-of-way of record.

The grantees assume and agree to pay the balance of a mortgage in favor of First Federal Savings & Loan Association recorded in Mortgage Book 902, at page 543, having a present balance of \$15,158.50 and a mortgage in favor of Household Finance Company, recorded in Mortgage Book 1065, at page 431, and having a present balance of \$4,655.96.

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 20th day of December 1968

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of John D. Westmoreland, Jr. and three witnesses, each with a (SEAL) label.

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 20th day of December 1968

Signature of Notary Public for South Carolina, My Commission Expires January 1, 1973

Signature of John E. Johnston, Jr.

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

20th day of December 19 68

Signature of Notary Public for South Carolina, My Commission Expires January 1, 1973

Signature of Louise M. Westmoreland

RECORDED this 30 day of December 19 68 at 4:59 P. M. No. 15442

271-2771-2-11