

State of South Carolina **MAY 1 2 34 PM '69** TITLE TO REAL ESTATE

GREENVILLE COUNTY **LILLIE FARNSWORTH** Know All Men by These Presents:
R.M.C.

That Leonard J. Palmer

hereafter referred to as Grantor, in consideration of the sum of Twenty Two Thousand Ninety and 45/100 below described DOLLARS, paid to Grantor

by Brian T. McCarthy and Mary J. McCarthy, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee S, their heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being on the western side of Hathaway Circle, in Paris Mountain Township, near the City of Greenville, Greenville County, State of South Carolina, being known and designated as Lot No. 100 of a subdivision known as Stratford Forest, and having, according to a plat of said subdivision prepared by Piedmont Engineering Service, dated February 25, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 89, the following metes and bounds:

BEGINNING at an iron pin on the western side of Hathaway Circle, at the joint front corner of Lots Nos. 99 and 100, and running thence with the line of Lot No. 99, S. 87-13 W. 301.2 feet to an iron pin; thence S. 9-55 E. 256.2 feet to an iron pin at the joint rear corner of Lots Nos. 100 and 101; thence with the line of Lot No. 101, N. 75-47 E. 276.4 feet to an iron pin on the western side of Hathaway Circle; thence with the western side of Hathaway Circle, N. 11-27 W. 67 feet to an iron pin; thence continuing with the western side of Hathaway Circle, N. 0-36 W. 133 feet to the point of beginning.

This conveyance is made subject to "Protective Covenants Applicable to Stratford Forest", recorded in the R.M.C. Office for Greenville County in Deed Book 578, at Page 1, and to drainage and utility easements, if any, affecting said lot.

This is the same property conveyed to the Grantor herein by deed of Marion G. Van Fossen and Beth E. Van Fossen, dated August 6, 1966, and recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Deed Book 804, at page 191.

As part of the consideration, Grantees assume and agree to pay that certain mortgage covering said property given by Marion G. Van Fossen and Beth E. Van Fossen to Fidelity Federal Savings & Loan Association on June 20, 1964, recorded in Mortgage Book 964, at page 13, in the R.M.C. Office for Greenville County, South Carolina, the present balance of which is \$ 27,409.55.

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 and Grantee's Heirs/Successors and Assigns forever.
AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 14 day of April, 19 69.

Leonard J. Palmer (Seal)
Leonard J. Palmer (Seal)

Signed, Sealed and Delivered in the Presence of

Benny B. Young
Ruth Natusch

County Stamps Paid \$24.75
See Act No.380 Section 1



STATE OF ~~SOUTH CAROLINA~~, CALIFORNIA
CITY AND ~~GREENVILLE COUNTY~~ OF SAN FRANCISCO

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 14 day of April, 19 69

Ruth Natusch (Seal)
Notary Public for ~~South Carolina~~

My Commission expires ~~January 1, 1971~~ JAN. 3, 1971

Benny B. Young

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Earleen Jeanne Palmer, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

18 day of April, 19 69
Sam W. Shumaker Jr. (Seal)
Notary Public for South Carolina

X Earleen Jeanne Palmer

My Commission expires January 1, 1971

Recorded this 1st. day of May, 19 69, at 2:34 P. M., No. 26093

318-8-18
310-473-8-18