

TITLE TO REAL ESTATE-Prepared by HENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

JUL 17 2 52 PM '69

OLLIE FARNSWORTH R.M.C. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that we, John C. Cothran and Ellis L. Darby, Jr.

in consideration of Twelve Thousand Four Hundred Fifty and no/100 (\$12,450.00) Dollars, and assumption of mortgage as set forth below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Leonard A. Maxwell, his heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, on the western side of Pilgrim's Point Road, near the City of Greenville, being shown as Lot 8 on a plat of Pilgrim's Point recorded in Plat Book WWV at page 35 and described as follows:

BEGINNING at an iron pin on the western side of Pilgrim's Point Road at the joint front corner of Lots 7 and 8 and running thence with the joint line of said lots, N 85-58 W 170 feet to an iron pin; thence N 4-02 E 80 feet to an iron pin; thence N 57-49 E 210.6 feet to an iron pin on Pilgrim's Point Road; thence S 4-02 W 205.0 feet to the beginning corner.

This property is conveyed subject to restrictions recorded in Deed Book 855 at page 193, and also subject to a right of way for AT&T, a sanitary sewer right of way, and a drainage easement, all as shown on said plat, and to all other easements of record which affect said property.

For deed into grantors, see Deed Book 860, page 263.

GRANTEE TO PAY 1969 TAXES.

As a part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$31,500.00 on that certain mortgage given by the grantors herein to Fidelity Federal Savings and Loan Association, in the face amount of \$31,500.00, dated and recorded January 16, 1969, in the RMC Office for Greenville County, S. C., in Mortgage Book 1114, page 521.

County Stamps Paid \$13.75 See Act No.380 Section 1



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 17th day of July 1969. SIGNED, sealed and delivered in the presence of Anita C. Gates, Myrtle L. Johnson, John C. Cothran, Ellis L. Darby Jr.

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 17th day of July 1969. Myrtle L. Johnson, Notary Public for South Carolina. My commission expires January 1, 1970. Anita C. Gates

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 17th day of July 1970. Myrtle L. Johnson, Notary Public for South Carolina. My commission expires January 1, 1970. Jeannette W. Cothran, William C. Darby. RECORDED this 17th day of July 1969 at 2:52 P. M., No. #1398

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