

TITLE TO REAL ESTATE - Prepared by WILLIAM F. BOUTON, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that JOHNNIE ROBERT CUMMINGS

in consideration of TWO THOUSAND FIVE HUNDRED AND NO/100THS ----- Dollars,
and assumption of mortgage 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

JAMES R. JONES AND MICHIKO H. JONES, their heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, designated as Lot No. 45 of Section 3 on a plat of Lockwood Heights, recorded in the R. M. C. Office for Greenville County in Plat Book XX at Page 11, said Lot having the courses and distances shown on said plat, and fronting on the Northern side of Page Drive 90 feet with a depth of 150 feet.

This being the same property conveyed to the grantor herein by a certain deed recorded in the R. M. C. Office for Greenville County in Deed Book 811 at Page 249.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

As part of the consideration hereto, the grantees assume and agree to pay a certain mortgage in favor of Carolina National Mortgage Investment Co., Inc., recorded in the R. M. C. Office for Greenville County in Mortgage Book 1007 at Page 15, upon which the present balance due is \$11,676.78.



Greenville County
Stamps
Paid \$ 2.25
Act No. 380 Sec. 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 9th day of January 19 70.

SIGNED, sealed and delivered in the presence of:
Johnnie Robert Cummings (SEAL)
Brenda H. Jodes (SEAL)
William F. Bouton (SEAL)

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 the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 9th day of January 19 70.
William F. Bouton (SEAL)
Brenda H. Jodes
Notary Public for South Carolina.
My Commission expires December 11, 1979

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 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 9th day of January 19 70.
William F. Bouton (SEAL)
 Evelyn Cummings
Notary Public for South Carolina.
My Commission expires December 11, 1979

RECORDED this 9 day of January 19 70 at 5:26 P. M. No. 15501

250-311-1-28