

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
FEB 25 11 41 AM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that E. C. Wilson, Jr.

One ----- Dollars,
in consideration of and assumption of mortgage as set out 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 A. Sweatt, his heirs and assigns, forever:'

All that lot of land in Greenville County, South Carolina, on the southern side of Portsmouth Drive in the County of Greenville, being shown as Lot 10 on Plat of Section 2 of Richmond Hills Subdivision, prepared by Carolina Engineering, dated April 20, 1965, recorded in Plat Book JJJ at page 81 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southern side of Portsmouth Drive at the joint front corner of Lots 9 and 10, and thence with Portsmouth Drive, N 52-54 E 70 feet to an iron pin at joint front corner of Lots 10 and 11; thence with Lot 11, S 16-26 E 150 feet to an iron pin at joint rear corner of Lots 10 and 11; thence S 28-34 W 150 feet to an iron pin; thence N 80-30 W 97.4 feet to an iron pin at joint rear corner of Lots 9 and 10; thence with Lot 9 in a northerly direction 140 feet, more or less, to a point on Portsmouth Drive, the point of beginning.

Being the same property conveyed to the grantor by deed recorded in Deed Book 821 at page 494.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property.

As part of the consideration for this conveyance, grantee assumes and agrees to pay the balance due on the mortgage held by Security Federal Savings & Loan Association recorded in Mortgage Book 1073 at page 354 in the RMC Office for said County, the balance being \$17,381.44

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 23 day of February 19 70.

SIGNED, sealed and delivered in the presence of:

Ollie Farnsworth (SEAL)
E. C. Wilson Jr. (SEAL)
Donald F. M'Alister (SEAL)

_____ (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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23 day of February 1970.

Donald F. M'Alister (SEAL)
Ollie Farnsworth
Notary Public for South Carolina
My commission expires: 8-4-79.

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

23 day of February 19 70.
Donald F. M'Alister (SEAL)
Mama R. Wilson
Notary Public for South Carolina
My commission expires: 8-4-79.

RECORDED this 25th day of February 19 70, at 11:41 A. M., No. #18760

- 308-508.2-6-4