

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

APR 17 12 12 PM '70
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Wesley M. Rose

in consideration of -----Three Thousand Seven Hundred Seven and 15/100 (\$3,707.15)----- Dollars,
and assumption of mortgage 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 Michael B. Erwin, his heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Parkdale Drive, and being shown and designated as Lot 12 on plat of Parkdale Subdivision recorded in the RMC Office for Greenville County in Plat Book RR, at Page 55, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin, joint front corner of Lots 12 and 13, and running thence along the common line of said Lots S. 86-38 W. 200 feet to an iron pin; thence N. 3-22 W. 100 feet to an iron pin, joint rear corner of Lots 11 and 12; thence along the common line of said Lots N. 86-38 E. 200 feet to an iron pin on the west side of Parkdale Drive; thence along said Parkdale Drive S. 3-22 E. 100 feet to the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to the grantor herein by deed of J. H. Sitton dated June 7, 1969, recorded in the RMC Office for Greenville County in Deed Book 870, at Page 6.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of Carolina Federal Savings and Loan Association in the principal amount of \$19,300.00 recorded in the RMC Office for Greenville County in Mortgage Book 1129, at Page 643, and having a present principal balance due thereon of \$19,192.85.



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Att No. 306 etc.

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 16th day of April 19 70.

SIGNED, sealed and delivered in the presence of:

Wesley M. Rose (SEAL)
WESLEY M. ROSE

_____ (SEAL)

James R. Leitke

_____ (SEAL)

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 16th day of April 19 70.

James R. Leitke (SEAL)
Notary Public for South Carolina
My commission expires Apr. 7, 1979

James R. Leitke

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 16th day of April 1970.

James R. Leitke (SEAL)
Notary Public for South Carolina
My commission expires Apr. 7, 1979

Wesley M. Rose

RECORDED this 17th day of April 19 70 at 12:12 P. M., No. #22666

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