

STATE OF SOUTH CAROLINA,

APR 24 1 32 PM '70

VOL 888 PAGE 474

County of GREENVILLE

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS That GILBERT W. FAIRBANKS AND BRENDA B. FAIRBANKS

in the State aforesaid,

in consideration of the sum of One Thousand and no/100 (\$1,000.00) and assumption of mortgage indebtedness recited herein below-----DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Sylvia B. Miller

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, at the northeastern corner of the intersection of North Parker Road and Mauldin Circle and being known and designated as the major portion of Lot No. 3 on plat of property of J. H. Mauldin, recorded in the R. M. C. Office for Greenville County in Plat Book "FF", at page 32, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of said intersection and running thence along the northern side of North Parker Road, S. 65-40 E. 80 feet to an iron pin; thence along the joint line of Lots 2 and 3 N. 23-30 E. 175 feet to an iron pin; thence N. 65-57 W. 80 feet to an iron pin on the eastern side of Mauldin Circle; thence along said Circle S. 23-30 W. 174.6 feet to the point of beginning.

This conveyance is subject to such easements, restrictions, or rights of way as may appear of record.

The Grantee herein assumes and agrees to pay the balance due on that certain Mortgage given by the Grantors herein to Carolina National Mortgage Investment Co., Inc. in the original principal sum of \$10,600.00 recorded in the R. M. C. Office for Greenville County, South Carolina, in R. E. M. Book 1136 at page 121 ; the principal balance due on said Mortgage being \$10,250.00 .

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(s) hereinabove named, his, her, their or its Heirs or Successors and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs or Successors and Assigns against the grantor(s) and grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 26th day of March in the year of our Lord One Thousand Nine Hundred and Seventy

Signed, Sealed and Delivered in the Presence of

Jeanne L. Garrett
Louise P. Ellenburg

Gilbert W. Fairbanks (Seal)

Brenda B. Fairbanks (Seal)



STATE OF SOUTH CAROLINA

Personally appeared before me *Jeanne L. Garrett*

County of GREENVILLE

and made oath that s he saw the within named grantor(s) sign, seal and as *their*

act and deed deliver the within written deed, and that s he, with *Louise P. Ellenburg* witnessed the execution thereof.

Sworn to before me this 26th

day of March, A. D. 1970

Louise P. Ellenburg (Seal)

Notary Public for South Carolina My Commission expires: *Feb 24, 1980*

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

County of GREENVILLE

I, Louise P. Ellenburg

do hereby certify unto all whom it may concern, that Mrs. Brenda B. Fairbanks wife of the within named Gilbert W. Fairbanks 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 the grantee(s), his, her, their or its Heirs or 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 within mentioned and released.

GIVEN under my hand and seal this 26th

day of March, A. D. 1970

Louise P. Ellenburg (Seal)

Notary Public for South Carolina

My Commission expires: *Feb 24, 1980*

Brenda B. Fairbanks

297-453-2-1