

(NTC)

GREENVILLE CO. S. C.

APR 24 12 37 PM '70

VOL 888 PAGE 485

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

OLLIE FARNSWORTH R.M.C.

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That we, Gail G. Phillips and Sybil B. Phillips,

in consideration of the sum of One Thousand Nine Hundred and No/100 (\$1,900.00) in the State aforesaid, and assumption of mortgage,

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 the said grantee(s)

JOSEPH NATHANIEL ELMER, JR. AND MARILYN HAGER ELMER, THEIR HEIRS AND ASSIGNS, FOREVER:

All that piece, parcel, or lot of land situate, lying and being at the southwestern intersection of Columbia Circle and Griffin Drive, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 69, of a subdivision known as College Heights, plat of which is recorded in the RMC Office for Greenville County in Plat Book "P", at Page 75, said lot having such metes and bounds as shown thereon.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.

As a part of the consideration, grantees assume and agree to pay the balance due, the same being \$8,295.32, on that certain mortgage to Aiken Loan & Security Company, said mortgage being recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1026, at Page 237.

The grantors hereby transfer and assign to the grantees the escrow account and insurance policy in connection with the above loan.



2.20

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, 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, 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 the 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(s) and seal(s) this 24th day of April, 1970

Signed, Sealed and Delivered in the Presence of Barbara D. Payne

Sybil B. Phillips (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 written deed, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 24th day of April, A. D., 1970

Notary Public for South Carolina Commission Expires October 20, 1979

Barbara D. Payne

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 24th day of April, A. D., 1970

Notary Public for South Carolina Commission Expires October 20, 1979

Sybil B. Phillips

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 12:37 P.M. #23244

Recorded this 24th day of April 1970