

JUN 11 12 18 PM '70

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OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that WE, PAUL A. NELMS and JAMES W. NELMS

in consideration of SIX THOUSAND FIVE HUNDRED & NO/100 (\$6,500.00)----- Dollars,
and assumption of Mortgage referred to and described hereinbelow
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. McGAUGHY and FRANCES Y. McGAUGHY, their heirs and assigns forever,

ALL that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying, and being in Greenville County, South Carolina, on the Eastern side of Thelma Drive, in Cedar Terrace Subdivision, in the Town of Mauldin, which is known and designated as Lot 46 of that Subdivision, as shown on a plat thereof recorded in the Office of the R. M. C. for Greenville County in Plat Book BBB, Page 137, and which is described more particularly as follows, according to that plat.

BEGINNING at an iron pin on the Eastern side of Thelma Drive, joint front corner of Lots 46 and 47, and running thence S. 67-56 E., 160.85 feet to an iron pin; thence N. 31-37 E., 15 feet to an iron pin; thence N. 52-09 E., 35 feet to an iron pin; thence N. 24-06 W., 172.15 feet to an iron pin; thence along a curve, the chord of which is S. 56-58 W., 94.9 feet to an iron pin; thence along another curve, the chord of which is S. 23-44 W., 86.5 feet to an iron pin, the point of beginning,

DERIVATION: Deed Book 879, Page 144 .

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, and restrictions or protective covenants, including the protective covenants recorded in Deed Book 786, Page 507.

As a part of the consideration for this conveyance, Grantees assume and agree to pay according to the terms thereof the Mortgage by Grantors to First Federal Savings & Loan Association, which is recorded in Mortgages Book 1141, Page 509, and on which the principal balance is \$20,000.00.



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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 10th day of June 19 70.

SIGNED, sealed and delivered in the presence of:

Paul A. Nelms (SEAL)
Paul A. Nelms

Calhoun H. Turner
Calhoun H. Turner
Charlotte C. Gaspard
Charlotte C. Gaspard

James W. Nelms (SEAL)
James W. Nelms (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of June 19 70.

Calhoun H. Turner (SEAL)
Notary Public for South Carolina, Calhoun H. Turner
My Commission Expires 1/1/71.

Charlotte C. Gaspard
Charlotte C. Gaspard

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 10th day of June 19 70
Calhoun H. Turner (SEAL)
Notary Public for South Carolina, Calhoun H. Turner
My Commission Expires 1/1/71

Carolyn B. Nelms
Carolyn B. Nelms
Marie A. Nelms
Marie A. Nelms

RECORDED this 11 day of June 19 70, at 12:18 P. M., No. 27199