

TITLE TO REAL ESTATE—Riley & Riley, Attorneys at Law, 218 Henrietta Street, Greenville, S. C.

JUL 13 11 27 AM '70

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. H. C.

KNOW ALL MEN BY THESE PRESENTS, that Jack T. Pendergraph and Sandra J. Pendergraph

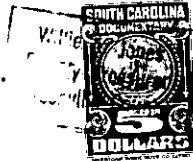
in consideration of -----TWO THOUSAND-SIXTEEN and 68/100-----(\$2,016.68)----- Dollars,
plus assumption of mortgage.
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Ronald R. Dodd and Patricia T. Dodd, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land in Greenville County, State of South Carolina, being located on the south side of Beck Avenue and being known as Lot No. 252 on plat of property known as Augusta Road Ranches and shown by plat thereof prepared by Dalton & Neves dated April 1941, and recorded in the RMC Office for Greenville County in Plat Book 'M' at Page 47, and having such metes and bounds as shown thereon.

This lot fronts 50 feet on the south side of Beck Avenue with a depth of 140 feet on each side and being 60 feet across the rear. This is the same property conveyed to the grantors herein by Deed recorded in the RMC Office for Greenville County in Deed Volume 775 at Page 419.

As a portion of the consideration herein, the grantees assume and agree to pay the balance due on the certain note and mortgage executed by the grantors herein to Cameron-Brown Company in the original amount of \$9,700.00 recorded June 14, 1965, in REM Volume 997 at Page 567 in the RMC Office for Greenville County. The balance due on this mortgage for assumption is \$18,933.32.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.



Greenville County
Stamps
\$ 2.75
Act No. 380 Sec. 1

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 11th day of July 19 70

SIGNED, sealed and delivered in the presence of:

EP Riley (SEAL)
Barbara J. Kennedy (SEAL)
Jack T. Pendergraph (SEAL)
Sandra J. Pendergraph (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 11th day of July 19 70

Edward P. Riley (SEAL)
Notary Public for South Carolina
My Commission expires: 12-31-71

Barbara J. Kennedy

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 11th day of July 19 70

Edward P. Riley (SEAL)
Notary Public for South Carolina

Sandra J. Pendergraph

For R. - Record and Deed Book 1057 at page 140.

52-5-212-5