

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

JUL 27 11 55 AM '70

KNOW ALL MEN BY THESE PRESENTS, that C. DAN JOYNER

OLLIE FARNSWORTH
R. M. C.

in consideration of Two Thousand Seven Hundred and No/100 -----(\$2,700.00)----- Dollars,
and assumption of mortgage referenced 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
Jimmy R. Riser, his heirs and assigns, forever:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southwestern side of Elaine Avenue, being known and designated as Lot 24 on a plat of the Property of William M. Edwards, plat of which is recorded in the RMC Office for Greenville County in Plat Book S, at Page 12, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Elaine Avenue, joint front corner of Lots Nos. 24 and 25 and running thence with the common line of said Lots S. 58-14 W., 246.1 feet to an iron pin; thence N. 33-31 W., 75.05 feet to an iron pin; thence with the common line of Lots Nos. 23 and 24 N. 58-14 E., 249 feet to an iron pin on the southwestern side of Elaine Avenue; thence with Elaine Avenue S. 31-19 E., 75 feet to an iron pin, the point of beginning.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of United Mortgagee Servicing Corp. in the principal amount of \$15,400.00 recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1115, Page 599, January 30, 1969, and having a present principal balance due thereon of \$15,000.00

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



3.30

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 1st day of July 1970.

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of witnesses and the grantor, each followed by a line and the word (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 1st day of July 1970.

Notary Public for South Carolina. (SEAL)
My commission expires 1-1-71

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 1st day of July 1970.

Notary Public for South Carolina. (SEAL)
My commission expires 1-1-71

RECORDED this 27th day of July 1970, at 11:56 A. M., No. #2076

-271-156-1-69