

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C. July 20 3:25 PM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Louise McCoin Helgerson

in consideration of One Dollar (\$1.00), and assumption of mortgage,

~~XXXXXX~~

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto H. C. Helgerson, his heirs and assigns:

All those pieces, parcels or lots of land in Glassy Mountain Township, Greenville County, State of South Carolina, being known and designated as Lots 1164, 1165, 1166, 1167 and 1168 of Plat 6 of the Lake Lanier Property, of the Tryon Development Company as shown on plat recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "G", page 45, and being more particularly described according to survey and plat by W. N. Willis, Engineer, July 1, 1949, as follows:

BEGINNING at an iron pin on the north side of West Lake Shore Drive, joint front corner of Lots 1163 and 1164; thence with said Drive, S. 68-10 W. 46.8 feet to a monument; thence continuing with said Drive, S. 64 W. 216 feet to an iron pin, joint front corner of Lots 1168 and 1169; thence with line of said Lots, N. 24-47 W. 142 feet to an iron pin on the south side of Highland Lane; thence continuing the same course 17 feet to stake in the center of said lots in said Lane; thence with the center line of Highland Lane, N. 57-30 E. 59.5 feet to a monument; thence continuing with the center of said Lane, N. 51-50 E. 53.6 feet to a stake; thence continuing with said Lane N. 70-50 E. 50 feet to a stake; thence continuing with said Lane, N. 89-30 E. 55.5 feet to an iron pin; thence continuing with said Lane, N. 69-00 E. 74 feet to an iron pin, joint corner of Lots 1164 and 1163 in the center of Highland Lane; thence with the line of said Lots, S. 14-00 E. 130 feet to the beginning, being the same property conveyed to the Grantor by H. C. Helgerson, dated September 19, 1958.

The Grantor also conveys all of her right, title and interest in and to the right to erect a boathouse or wharf or landing duly set forth and described in Deed of Lanier Realty Company to F. W. Werry, Jr. dated July 13, 1949, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 388, page 361; and it is the intention of the Grantor that this deed shall also cover the boat-house and landing already erected and forming a part of the entire premises intended to be covered by this deed.

As a part of the consideration for this conveyance, the Grantee has assumed the unpaid balance due and owing under a real estate mortgage covering the above described property held by The Peoples National Bank, Greenville, S. C., the original mortgage and assignment being recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 759, at Pages 430 and 431, having a present unpaid principal balance of \$25,000.00.

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 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 10th day of July 19 70.

SIGNED, sealed and delivered in the presence of:

Louise McCoin Helgerson (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (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 10th day of July 19 70.

Mary Pace (SEAL)

Myrtle J. Deurham

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

STATE OF SOUTH CAROLINA }
COUNTY OF }
RENUNCIATION OF DOWER WOMAN GRANTOR

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

day of 19

(SEAL)

Notary Public for South Carolina.

My commission expires RECORDED this 28 day of July 19 70, at 3:25 P. M., No. 2253

436-6246-2-16 THE ED