

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA } OLLIE FARNSWORTH
COUNTY OF GREENVILLE } R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, JACK D. AGEE AND WENDELL AGEE,

in consideration of Five Thousand and No/100 (\$5,000.00) Dollars,
and the assumption of mortgage hereinafter described
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

LARRY G. SHAW BUILDER, INC., a South Carolina corporation, its successors and assigns:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the northern side of Pleasant Ridge Avenue in Greenville County, South Carolina, being shown and designated as Lot No. 35 on plat of Pleasant Valley recorded in the Greenville County RMC Office in Plat Book P, Page 93, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pleasant Ridge Avenue at the joint front corner of Lots 35 and 36, said iron pin being situate 442.5 feet east of Prince Avenue, and running thence along the line of Lot 36 N. 0-08 W. 160 feet to an iron pin; thence N. 89-52 E. 60 feet to an iron pin at the corner of Lot 34; thence with the line of Lot 34 S. 0-08 E. 160 feet to an iron pin on the northern side of Pleasant Ridge Avenue; thence with the northern side of Pleasant Ridge Avenue S. 89-52 W. 60 feet to the point of beginning; being the same property conveyed to the grantor herein by deed of Frank Bearden Dobson dated December 12, 1958, recorded in Deed Book 612, Page 225.

Subject to existing easements, restrictions and rights-of-way upon or affecting said property.

As part of the consideration for this conveyance, the grantee agrees to assume and pay the balance due on that certain mortgage given by Frank Bearden Dobson to C. Douglas Wilson & Co. recorded in the Greenville County RMC Office in Mortgage Book 648, Page 467, and having a present balance of \$5,786.52.



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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 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 13th day of May 1970.

SIGNED, sealed and delivered in the presence of:

Jack D. Agee (SEAL)
Wendell M. Agee (SEAL)
Wendell Agee (SEAL)
Henry P. Case (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 13th day of May 1970.

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

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 13th day of May 1970.
Wendell M. Agee
Henry P. Case (SEAL)
Notary Public for South Carolina.
My commission expires 1-1-71
RECORDED this 6 day of August 1970, at 2:51 P.M., No. 3002

515-22-3-51