

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 17 10 30 AM '70

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that WE, JAMES E. ELLISON AND NANCY C. ELLISON,

in consideration of Three Hundred Dollars (\$300.00) and assumption of mortgage Dollars,
recited herein below

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Buddy Gerald Clayton, his heirs and assigns forever:

ALL that piece, parcel or lot of land in the City of Greer, County of Greenville, State of South Carolina, situate, lying and being on the Southern side of W. Poinsett Street, being known and designated as a portion of Lots Nos. 1, 2 and 3, on a plat of R. L. Ford and J. T. Smith property known as Southern Land Auction Company property and recorded in the R.M.C. Office for Greenville County in Plat Book "F", at page 236 and also being shown as the property of James E. Ellison and Nancy C. Ellison and recorded in the R.M.C. Office for Greenville County in Plat Book 4A at page 21 and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of W. Poinsett Street (old Highway 29) said point being 306 feet W. of the intersection of W. Poinsett Street and Beverly Lane and running thence S. 5-04 W. 184 feet to a point; thence S. 87-25 W. 71 feet to an iron pin; thence N. 2-0 W. 60.2 feet; thence N. 88-0 E. 12 feet; thence N. 2-0 W. 74.2 feet; thence N. 88-0 E. 7 feet; thence N. 2-0 W. 75.4 feet to an iron pin on the Southern side of W. Poinsett Street; thence with said Street N. 87-25 E. 74 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements, and rights-of-way, of record, if any, affecting the above described property.

As part of the consideration herein, Grantee assumes and agrees to pay that certain mortgage given to United Mortgagee Servicing Corporation by the Grantors dated January 20, 1969 and recorded in Mortgage Book 1115 at page 253 in the R.M.C. Office for Greenville County said mortgage having a principal balance of \$11,913.78.



Greenville
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J. E.

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 7th day of August 1970.

SIGNED, sealed and delivered in the presence of:

James E. Ellison (SEAL)
James E. Ellison

Linda D. Laws
Ronald K. Edwards

Nancy C. Ellison (SEAL)
Nancy C. Ellison (SEAL)

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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 7th day of August 1970.

Ronald K. Edwards (SEAL)
Notary Public for South Carolina. Notary Public, South Carolina State at Large
My Commission Expires Sept. 27, 1977

Linda D. Laws

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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 7th day of August 1970

Ronald K. Edwards (SEAL)
Notary Public for South Carolina. Notary Public, South Carolina State at Large
My Commission Expires Sept. 27, 1977

Nancy C. Ellison
Nancy C. Ellison

RECORDED this 17th day of August 1970 at 10:30 A. M., No. #3816

610-3-2
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