

KNOW ALL MEN BY THESE PRESENTS, that We, Hugo A. Pearce, III, and Janice D. Pearce,

in consideration of Two Thousand Five Hundred Dollars (\$2,500.00) and assumption of mortgage indebtedness listed 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 David G. Taylor and Barbara C. Taylor, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 35, as shown on a plat of the subdivision of SECTION ONE, RICHMOND HILLS, recorded in the R. M. C. Office for Greenville County in Plat Book JJJ, Page 81.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record on the recorded plat(s) or on the premises.

As a part of the consideration herein the grantees assume and agree to pay that certain mortgage given to C. Douglas Wilson & Co., which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgages Book 1126 at Page 521, and the balance thereon as of this date is the sum of \$16,814.06.



2.75

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 14th day of August 19 70.  
SIGNED, sealed and delivered in the presence of:  
Margaret R. Darrocc  
Hugo A. Pearce III (SEAL)  
Janice D. Pearce (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of August 19 70.  
Notary Public for South Carolina. Margaret R. Darrocc (SEAL)  
My Commission Expires 1/1/1971.

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)' 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 14th day of August 19 70.  
Notary Public for South Carolina. Janice D. Pearce (SEAL)  
My Commission Expires: 1/1/1971.

RECORDED this 17th day of August 19 70, at 4:51 P. M., No. #3899

308-5082-4-15