

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

AUG 27 11 09 AM '70  
OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that W. BRUCE FEAGANS AND HELEN K. FEAGANS

in consideration of Six Thousand One Hundred Fifty and No/100-----Dollars,  
and assumption of mortgage described 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 MELVIN D. TIMMONS AND BETH LAMB TIMMONS, their heirs and assigns;

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 41 on plat of Berea Heights, Section 3, recorded in Plat Book HHH, Page 147, and being more particularly described as follows:

BEGINNING at an iron pin on the northwestern side of Albion Circle at joint front corner Lots 42 and 41; and running thence with the line of Lot 42, N. 39-10 W. 170 feet to an iron pin at rear corner of Lot 28; thence with the line of Lot 28, N. 5-50 E. 100 feet to an iron pin at the rear corner of Lot 40; thence with the line of Lot 40, S. 39-10 E. 170 feet to an iron pin on the northwestern side of Albion Circle; thence with the northwestern side of Albion Circle, S. 51-50 W. 100 feet to the beginning corner.

The Grantors herein hereby convey with this property the window air-conditioner and the T. V. antenna on the premises.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co., on which there is a balance due of \$ 15,551.07 ; said mortgage being recorded in Mortgages Volume 1035, Page 137.

This is the same property conveyed to the grantors by deed recorded in the RMC Office for Greenville County, S. C., in Deed Volume 846 , Page 287 .

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.



7.15

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 27th day of August 19 70

SIGNED, sealed and delivered in the presence of:

W. Bruce Feagans (SEAL)  
Helen K. Feagans (SEAL)  
Peggy McKinney (SEAL)  
Edward R. Hamner (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 27th day of August 19 70

Edward R. Hamner (SEAL)  
Notary Public for South Carolina.  
My Commission Expires September 3, 1979

Peggy McKinney

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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 27th day of August 19 70

Edward R. Hamner (SEAL)  
Notary Public for South Carolina.  
My Commission Expires September 3, 1979

Helen K. Feagans

RECORDED this 28th day of August 19 70, at 11:09 A. M., No. #4896

1-302-B15-2-167