

SEP 15 3 24 PM '70

OLLIE FARNSWORTH R.M.C.

VOL 898 PAGE 338

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That Artistic Builders, Inc.

in consideration of the sum of Ten Thousand One Hundred Forty and 91/100 (\$10,140.91)----- DOLLARS, and assumption of mortgage,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

WALTER F. MATTHEWS, III AND BLANCHE C. MATTHEWS, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the easterly side of Pilgrims Point Road, being shown and designated as Lot No. 31, on plat of Pilgrims Point, recorded in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Page 35, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Pilgrims Point Road, joint front corner of Lots Nos. 30 and 31, and running thence with the joint lines of said lots, N. 88-47 E. 230.4 feet to an iron pin; running thence N. 4-02 E. 120 feet to an iron pin; running thence with the joint lines of Lots Nos. 31 and 32, N. 89-58 W. 230 feet to an iron pin on the easterly side of Pilgrims Point Road; running thence with the easterly side of said Road, S. 4-02 W. 125 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.

DERIVATION: Deed Book 875, at Page 287. Taxes have been prorated, and grantees are to pay the 1970 taxes.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from the grantor to Fidelity Federal Savings and Loan Association, Greenville, S. C., said mortgage being in the original amount of \$32,700.00, dated 5 September 1969, recorded 5 September 1969, RMC Office for Greenville County, S. C., in Mortgage Book 1136, at Page 29, upon which there is a present balance due of \$32,359.09.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs, Executors and Administrators 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 1st day of September, 1970

ARTISTIC BUILDERS, INC. (Seal)

Signed, Sealed and Delivered in the Presence of

BY: [Signature] President (Seal)

[Signature] Barbara D. Payne



State of South Carolina

COUNTY OF GREENVILLE

(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 1st day of September, A. D., 1970

[Signature] Commission Expires October 20, 1979 (Seal)

[Signature] Barbara D. Payne 11.55

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR=CORPORATION" 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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D., 19

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$: U. S. \$ Recorded this 15th day of September, 1970 at 3:24 P.M. #6396

200-5438-1-30