

GREENVILLE CO. S. C.

VOL 898 PAGE 621

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON & DOWDSON, Attorneys at Law, Greenville, S. C.

SEP 18 12 05 PM '70
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, John Craig Richardson and Clarice R. Richardson

in consideration of Five Thousand and No/100 (\$5,000.00) Dollars and assumption of ~~other~~ mortgage as set forth 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 Brookline Carpets, Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Buckhorn Road, near the City of Greenville, S. C., and being designated as Lot No. 16 on the plat of Parkside Acres, recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, at page 42 and having according to a more recent survey made by C. H. Clarkson, dated July 28, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Buckhorn Road, joint front corner of Lots 15 and 16 and running thence along the common line of said lots S 36-22 E 213.6 feet to an iron pin; thence S 33-05 W 280 feet to an iron pin; thence N 10-34 W 289.9 feet to an iron pin on the southeasterly side of Buckhorn Road; thence along the southeasterly side of Buckhorn Road N 33-05 E 55 feet to an iron pin; the temporary turnaround; thence on an arc the chord of which is N 63-05 E 50 feet to an iron pin; thence continuing with said arc on said temporary turnaround, the chord of which is N 3-05 E 50 feet to an iron pin; thence along Buckhorn Road N 33-05 E 3.5 feet to an iron pin, the point of beginning.

As a part of the consideration herein, the grantee does hereby assume and agree to pay as the same becomes due the balance due on that certain mortgage given by the grantors herein to Fidelity Federal Savings and Loan Association in the amount of \$25,500.00, recorded on April 7, 1970, in Mortgage Book 1152, page 101.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantors, see Deed Book 887, page 371.

GRANTEE TO PAY 1970 TAXES.



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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 against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 4th day of September 1970.

SIGNED, sealed and delivered in the presence of:

Anita C. Yates (SEAL)
Shirley B. Kendrick (SEAL)
John Craig Richardson (SEAL)
Clarice R. Richardson (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)' 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 4th day of September 1970.

Shirley B. Kendrick (SEAL) Anita C. Yates
Notary Public for South Carolina.
My commission expires November 19, 1979.

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
4th day of September 1970
Shirley B. Kendrick (SEAL) Clarice R. Richardson
Notary Public for South Carolina.
My commission expires November 19, 1979

RECORDED this 18th day of September 1970 at 12:05 P.M. No #6757