

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
OCT 2 4 53 PM '70
OLLIE FARNSWORTH
R. H. C.

KNOW ALL MEN BY THESE PRESENTS, that I, ANNIE P. BOYD

in consideration of One and No/100 (\$1.00)-----Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS 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 LOWELL T. BOYD and JEAN H. BOYD, Their Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northeast side of Lynhurst Drive near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 185 on plat of Section 2 of Oak Crest Subdivision, recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG, at pages 130 and 131, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Lynhurst Drive at the joint front corner of Lots 184 and 185 and runs thence along the line of Lot 184 N. 29-12 E. 153 feet to an iron pin; thence S. 63-18 E. 70 feet to an iron pin; thence S. 14-20 W. 27.7 feet to an iron pin; thence along the line of Lot 178 S. 32-09 W. 135.5 feet to an iron pin on the Northeast side of Lynhurst Drive; thence along Lynhurst Drive N. 54-41 W. 50 feet to an iron pin; thence still along Lynhurst Drive N. 60-48 W. 20 feet to the beginning corner.

THE above property is the same conveyed to the Grantor herein by Deed of Frank A. Thrower recorded in Deed Book 817 at Page 10, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given to Cameron-Brown Company in the original amount of \$7,800.00 dated April 4, 1967, recorded in Mortgage Book 1054, Page 13, on which there is a present balance due in the amount of \$7,455.55. As a further part of the consideration for this deed Grantor assigns and transfers to Grantees all right, title and interest in and to any escrow deposits maintained by the above named mortgagee in connection with the mortgage loan referred to above. GRANTEES to pay 1970 County taxes.

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 assigns against the grantor(s) and the grantor'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 2nd day of October 1970 .

SIGNED, sealed and delivered in the presence of
Annie P. Boyd (SEAL)
Ann P. Boyd
Dee B. Neely (SEAL)
John M. Neely (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 2nd day of October 19 70.
John M. Neely (SEAL)
Dee B. Neely
Notary Public for South Carolina
My Commission Expires: 9/10/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER WOMAN GRANTOR
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
day of 19 . . .
(SEAL)

Notary Public for South Carolina

RECORDED this 2nd. day of October 19 70 at 4:53 P. M., No. #8040

161-271-1-303