

Nov 3 4 41 PM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that we, Benjamin W. Messer and Nannie V. Messer,

in consideration of ----Three Thousand Sixty Two and 40/100-----(\$3,062.40)-----Dollars,
and assumption of mortgage as set out 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 Lloyd Hall and Elizabeth M. Hall, their heirs and assigns, forever:

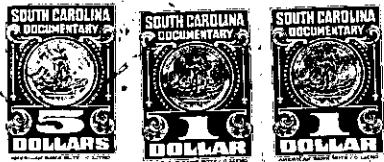
ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina,
being shown as Lot # 52 on a plat of the property of J. Rowley Yown Estate, recorded in
Plat Book J at Pages 258-259, and described as follows:

BEGINNING at an iron pin on the Southern side of Easley Bridge Road, 90 feet west from the
intersection of Lark Avenue and Easley Bridge Road, at corner of Lot # 40, and running thence
with the line of said lot, S. 30-55 E. 200 feet to an iron pin, corner of Lot # 41; thence
with line of said Lot, S. 60-0 W. 100 feet to an iron pin, corner of Lot # 69; thence with
the line of Lot # 69, N. 30-55 W. 200 feet to an iron pin on Easley Bridge Road; thence with
the Southern side of Easley Bridge Road, N. 60-0 E. 100 feet to the point of beginning.

Being the same premises conveyed to the grantors by deed recorded in Deed Book 584 at page 224.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or
passageways, easements and rights of way, if any affecting the above described property.

As a part of the consideration herein, the Grantee agrees to assume and pay the balance
due on a mortgage to American Credit Company of Poinsett, Inc. recorded in the R. M. C.
Office for Greenville County in Mortgage Book 1107 at Page 643, dated October 30, 1968,
and having a current balance of \$2,937.60.



3.85

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; 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 law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 3rd. day of November 19 70.

SIGNED, sealed and delivered in the presence of:

Judy T. Eller
J. Henry Philpotts

Benjamin W. Messer (SEAL)
Benjamin W. Messer
Nannie V. Messer (SEAL)
Nannie V. Messer

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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 deed and that (s)he, with the other witness subscribed above witnessed the
execution thereof.

SWORN to before me this 3rd. day of November, 19 70

J. Henry Philpotts (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11/17/71

Judy T. Eller

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER - Not Necessary

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 re-
linquish 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 November 19 70

Nannie V. Messer

Notary Public for South Carolina.
My Commission Expires:
RECORDED this 3rd. day of November 19 70 at 4:41 P. M., No. #10707

161-2451-4-4