

Nov 4 11 30 AM '70

VOL 902 PAGE 57

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brisse, Attorneys at Law, Justice Building, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. H. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Robert A. Martin

in consideration of One and No/100 (\$1.00)----- Dollars,
and assumption of mortgage 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 Theresa M. Martin, her heirs and assigns, forever;

All that piece, parcel or lot of land located in the County of Greenville, State of South Carolina, situate, lying and being on the western side of Augusta Road and being known and designated as Lot 11 according to a plat of Section 2, Pecan Terrace, dated November 1955, by Piedmont Engineering Service and recorded in the RMC Office for Greenville County in Plat Book EE, at Page 108 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin, joint front corner of Lots 10 and 11 and running thence along Augusta Road S. 14-12 W. 90 feet to a point; thence running N. 75-48 W. 140 feet to a point; thence running N. 14-12 E. 90 feet to a point; thence running S. 75-48 E. 140 feet to the point of beginning.

This being the same property conveyed to the grantor herein by deed of Lewis E. Davis recorded in the RMC Office for Greenville County in Deed Book 776, at Page 448.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

As a part of the consideration herein the grantee assumes and agrees to pay that certain mortgage in favor of Carolina National Investment Co., Inc. in the principal amount of \$12,750.00, recorded in the RMC Office for Greenville County in Mortgage Book 999, at Page 287, and having a present principal balance due thereon of \$

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 31 day of October 1970.

SIGNED, sealed and delivered in the presence of:

Robert A. Martin (SEAL)
ROBERT A. MARTIN

Charles B. Richardson (SEAL)
Joan Barnista (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 31 day of October 19 70

Charles B. Richardson (SEAL)
Notary Public for South Carolina

Joan Barnista

My commission expires 6/30/79

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

GRANTEE WIFE OF GRANTOR

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.

My commission expires

RECORDED this 4th day of November 19 70, at 11:30 A.M., No. #10757

146-392-7-0