

DEC 1 11 44 AM '70

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TITLE TO REAL ESTATE—Mann, Foster, A. and P. HARRIS WORTH, at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, John P. Metcalf

in consideration of -----One Thousand Eight Hundred and No/100 (\$1,800.00)----- 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 W. H. Alford, his heirs and assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the east side of Sulphur Springs Drive, and being shown and designated as Lot 3 on a plat of Riverdale Acres, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, at Page 127, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the east side of Sulphur Springs Drive, joint front corner of Lots 3 and 4, and running thence along the common line of said Lots S. 87-12 E. 175 feet to a point; thence running S. 2-48 W. 100 feet to a point; thence running along the common line of Lots 2 and 3 N. 87-12 W. 175 feet to a point on the east side of Sulphur Springs Drive; thence along the said Sulphur Springs Drive N. 2-48 E. 100 feet to the point of beginning.

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

This is the same property conveyed to the grantor herein by deed of R. Guerry Forrest dated March 17, 1969, recorded in the RMC Office for Greenville County in Deed Book 864, at Page 124.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of Carolina Federal Savings and Loan Association in the principal amount of \$11,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1087, at Page 32, and having a present principal balance due thereon of \$10,490.00.



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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(s') hand(s) and seal(s) this 24th day of November 19 70.

SIGNED, sealed and delivered in the presence of:

John P. Metcalf (SEAL)
JOHN P. METCALF (SEAL)

(SEAL)

Thomas Quincy
B. Joan Martin

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 24th day of November 19 70.

Thomas Quincy (SEAL)
Notary Public for South Carolina.
My commission expires 4/7/79

B. Joan Martin

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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) 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

24th day of November 19 70.
Thomas Quincy (SEAL)

John P. Metcalf

Notary Public for South Carolina.
My commission expires 4/7/79

RECORDED this 1st day of December 19 70 at 11:44 A. M., No. #12828

308-BS-1-4-3