

DEC 2 4 25 PM '70

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLE FARNSWORTH
R. M. C.

Greenville County

Stamps

7.70

KNOW ALL MEN BY THESE PRESENTS, that

JAMES H. TRAMMELL

in consideration of Six Thousand Seven Hundred Fifty and No/100---(\$6,750.00) 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 HERMAN W. BROWN, his heirs and assigns forever:

ALL that piece, parcel or lot of land together with buildings and improvements, situate, lying and being on the Northeastern side of Millbrooke Court in Greenville County, South Carolina, being shown and designated as Lot No. 17 on a Plat of PINE KNOLL FOREST, Property of Eloise M. Bailey, made by Carolina Engineering & Surveying Company, dated November 26, 1962, and recorded in the RMC Office for Greenville County, S. C., in Plat Book XX, page 187, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantor by deed of Jack C. Bailey, et al, recorded in Deed Book 871, page 313, 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.

The Grantee agrees to pay Greenville County property taxes for the tax year 1971 and subsequent years.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given by the Grantor covering the above described property to Carolina Federal Savings & Loan Association recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1132, page 175, which has a present balance due in the sum of \$19,135.64.

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 27th day of November 1970

SIGNED, sealed and delivered in the presence of

James H. Trammell
James H. Trammell (SEAL)

John M. Dillard
John M. Dillard
Frances B. Holtzclaw
Frances B. Holtzclaw



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

SWORN to before me this 27th day of November 19 70

Frances B. Holtzclaw (SEAL)
Notary Public for South Carolina Frances B. Holtzclaw
My commission expires: 9/15/79

John M. Dillard
John M. Dillard
John M. Dillard (SEAL)

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 27th day of November 19 70

Eloise G. Trammell
Eloise G. Trammell

Frances B. Holtzclaw (SEAL)
Notary Public for South Carolina Frances B. Holtzclaw
My commission expires 9/15/79
RECORDED this 2 day of December 19 70 at 4:25 P. M., No. 12989

271- P12-2-116