

GREENVILLE CO. S. C.
JAN 7 4 07 PM '71
FARNSWORTH
R. M. C.

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that THEODORE H. BINGHAM, JR.

in consideration of ONE DOLLAR (\$1.00) AND ASSUMPTION OF MORTGAGE HEREINAFTER DESCRIBED, D6376s,
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

CLARA M. BINGHAM, her heirs and assigns:

ALL my one-half right, title and interest in and to that lot of land lying in the State of South Carolina, County of Greenville, with improvements thereon, being known and designated as Lot 12 on a plat of Barwood Subdivision, recorded in Plat Book 000, Page 33, R. M. C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly edge of Barwood Circle, joint front corner of Lots 11 and 12, and running thence with the line of Lot 11, N. 28 W. 200 feet to an iron pin; thence S. 59-20 W. 109.75 feet to an iron pin; thence S. 33-38 E. 205 feet to a point on the northwesterly edge of Barwood Circle; thence along the edge of said Circle, N. 56-22 E. 90 feet to the point of beginning.

This property is conveyed subject to restrictive covenants of record in Deed Book 844, Page 339, and to any easements for utility and/or drainage affecting same.

As a part of the consideration for this conveyance, the Grantee assumes and agrees to pay the unpaid balance of \$22,827.16 due and owing under a note and real estate mortgage given Fountain Inn Federal Savings & Loan Association, dated September 2, 1970, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1165, at Page 360.

This is the same property conveyed to Grantor and Grantee by deed of W. L. Burger, dated September 2, 1970, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 897, Page 479.

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 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 7th day of January 1971.

SIGNED, sealed and delivered in the presence of:

Theodore H. Bingham Jr. (SEAL)

Harvey D. Sanders, Jr.
Virginia J. Melley

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

SWORN to before me this 7th day of January 1971.

Harvey D. Sanders, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires 5-13-80

Virginia J. Melley

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER GRANTEE IS WIFE OF GRANTOR
COUNTY OF }

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 7th day of January 1971 at 4:01 P. M., No. #15697

1-106-248-2-171