

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JAN 8 3 17 PM '71

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES A. MARTIN OLLIE FARNSWORTH R. M. C.

in consideration of Five Thousand Four Hundred and No/100ths (\$5,400.00) and assumption of Mortgage as herein set forth Dollars,  
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

FRANK F. SESSIONS & JACQUELINE L. SESSIONS, their heirs and assigns forever.

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying on the east side of Fairmont Avenue, being known and designated as Lot No. 46 as shown on a plat of subdivision of Extension of Brookforest, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at page 17 and having, according to the said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Fairmont Avenue at the joint front corner of Lot Nos. 46 and 45 and running thence with the line of Lot No. 45, N. 84-28 E. 140 feet to an iron pin; thence N. 5-32 W. 75 feet to an iron pin at the joint rear corner of Lot Nos. 46 and 47; thence with the line of Lot No. 47, S. 84-28 W. 140 feet to an iron pin on the east side of Fairmont Avenue; thence with the East side of Fairmont Avenue, S. 5-32 E. 75 feet to an iron pin, the point of beginning.

Being the same property conveyed to the Grantor herein by Deed of Donald E. Baltz, said Deed dated August 21, 1959 and recorded in the R.M.C. Office for Greenville County in Deed Book 632, at page 346.

As part of the consideration herein, the Grantees agree to assume that certain Mortgage given by the Grantor herein to C. Douglas Wilson & Co. in the original amount of \$17,100.00, said Mortgage being recorded in the R.M.C. Office for Greenville County in Real Estate Mortgage Book 800, at page 353. There is presently an outstanding balance of owing and due on the said Mortgage.



6.05  
300 Sec

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 10 day of ~~November~~ December 1970.

SIGNED, sealed and delivered in the presence of:

James A. Martin (SEAL)

John N. Fernandez (SEAL)  
Theresa M. Hopper Jr. (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE Form 52

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 10 day of December 1970.

Andrew J. Clemons  
Notary Public for South Carolina  
My Commission Expires 12-28-72

AUTHORIZED TO ADMINISTER  
OATHS AND ACT AS NOTARY  
PUBLIC UNDER 10 U. S. C. 996.

John N. Fernandez (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE Form 5A

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

10 day of December 1970  
Andrew J. Clemons (SEAL)

Prudence Ozier Martin (SEAL)

Notary Public for South Carolina  
My Commission Expires 12-28-72

AUTHORIZED TO ADMINISTER  
OATHS AND ACT AS NOTARY  
PUBLIC UNDER 10 U. S. C. 996.

3:17 P. M., No. #15804

150-375-3-117