

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 5 4 44 PM '71  
OLLIE FARNSWORTH  
R. M. C.

Book 33 Page 177  
VOL 910 PAGE 122

KNOW ALL MEN BY THESE PRESENTS, that J. A. Armstrong and Mary Alice R. Armstrong

Exchange of property valued at Fourteen Thousand and 00/100 Dollars,  
in consideration of (\$14,000.00) & assumption of mortgage 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

J. R. Richardson, his heirs and assigns:

ALL that lot of land lying in the State of South Carolina, County of Greenville, in the Town of Fountain Inn, being known and designated as Lot No. 19 and a portion of Lot 20, as shown on a Plat of property of Floyd and Mary W. Weathers, recorded in Plat Book FF, Page 350, and being more particularly described in a Plat prepared by T. C. Adams, recorded in Plat Book JJ, Page 109, as follows:

BEGINNING at an iron pin at the joint front corner of lots 18 and 19, on the Easterly side of Woodvale Avenue and running thence along Woodvale Avenue, N. 29-09 E., 91 ft. to an iron pin; thence N. 31-16 E., 19 ft. to an iron pin; thence S. 63-01 E., 142.6 ft. to an iron pin; thence S. 21-23 W., 95 ft. to an iron pin; thence N. 68-37 W., 157 ft. to the point of beginning.

This is the identical property conveyed to the grantors by deed of G. Bradley Jones, et. al., recorded in Deed Book 874, Page 447.

ALSO: ALL that lot of land in said State and County, in the Town of Fountain Inn, being located near the intersection of North Weston Street and Woodvale Avenue and having the following metes and bounds, according to a plat prepared for J. B. Gault by Carolina Engineering Company, dated March 12, 1963.

BEGINNING at an iron pin on the Southeasterly side of North Weston Street Extension, joint corner with property of Babb and running thence along said Street, N. 41-19 E., 129.7 ft. to a point; thence continuing along said Street, N. 73-21 E., 74.2 ft. to a point on said Street; thence S. 4-58 E., 201.9 ft. to an iron pin; thence S. 64-37 W., 57.3 ft. to an iron pin; thence N. 48-51 W., 162.2 ft. to the point of beginning.

This is the identical property conveyed to J. A. Armstrong by deed of Paul E. Gault, recorded Deed Book 823, Page 316, and is conveyed subject to restrictive covenants contained in said Deed.

The Grantee herein assumes and agrees to pay the balance due on that certain mortgage held by Ft. Inn Federal S. & L. Ass'n., in the original amount of \$13,300.00, recorded Book 1135, Page 163, & Having a balance of \$ 11,000.00 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 3rd day of March, 19 71  
SIGNED, sealed and delivered in the presence of:

*[Signatures]* (SEAL)  
*[Signatures]* (SEAL)  
*[Signatures]* (SEAL)  
*[Signatures]* (SEAL)

STATE OF SOUTH CAROLINA }  
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of March, 19 71.  
*[Signature]* (SEAL)  
Notary Public for South Carolina.

My Commission Expires December 15, 1979.  
*[Seals]*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
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 3rd day of March, 19 71.  
*[Signature]* (SEAL)  
Notary Public for South Carolina.

My Commission Expires Dec. 15, 1979  
RECORDED this 5th day of March 19 71 at 4:44 P. M., No 20569

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