

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thompson 12 Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Edward D. Byrd, Jr. and Nancy E. Byrd

in consideration of Ten Thousand Five Hundred Twenty-nine and 52/100 (\$10,529.52)---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 William H. Bayles, Jr. and Carol J. Bayles, their heirs and assigns forever

All that lot of land in Greenville County, State of South Carolina
on the northeastern side of Bridgewood Avenue, Chick Springs Town-
ship, being shown and designated as Lot 71 on plat of Section 2 of
Edwards Forest, recorded in Plat Book RR at page 20 in the R.M.C.
Office for Greenville County.

This property is conveyed subject to restrictions recorded in Deed
Book 729 at Page 97 and to all other easements of record which
affect said property.

This is the same property conveyed to the grantors by deed recorded
in Deed Book 834 at page 326.

As a part of the consideration the grantees assume and agree to pay
the balance due on a mortgage to Fidelity Federal Savings and Loan
Association recorded in Mortgage Book 1078 at page 658 in the
original amount of \$20,750.00 and having a present balance of
\$19,970.48.



12-10

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, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 6th day of ~~February~~ ^{MARCH} 1971.

SIGNED, sealed and delivered in the presence of:

[Signature] Notary Public Edward D. Byrd Jr. (SEAL)
Walter O. Peggiam Nancy E. Byrd (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF ~~SOUTH~~ ^{NORTH} CAROLINA
COUNTY OF ~~GREENVILLE~~ ^{FORSYTH} 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 other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 6th day of ~~February~~ ^{MARCH} 1971.

[Signature] (SEAL) Walter O. Peggiam
Notary Public for ~~South~~ ^{North} Carolina
My commission expires: 12-9-74

STATE OF ~~SOUTH~~ ^{NORTH} CAROLINA
COUNTY OF ~~GREENVILLE~~ ^{FORSYTH} 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 whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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
6th day of ~~February~~ ^{MARCH} 1971.
[Signature] (SEAL) Nancy E. Byrd
Notary Public for ~~South~~ ^{North} Carolina
My commission expires: 12-9-74

RECORDED this 10 day of March 1971, at 12:37 P. M., No. 20919

276-223-2-1-56