

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 12 4 52 PM '71

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that

Carl M. Atkinson

Greenville County
6.05

in consideration of Five Thousand Five Hundred and no/100 (\$5,500.00)----- 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 John C. Kerns, his heirs and assigns forever

All that lot of land situate on the northern side of Rosewood Way and the southern side of Elm Street in the County of Greenville, State of South Carolina being shown on a plat of property of D. F. Chandler and C. M. Atkinson dated April 29, 1971, prepared by C. O. Riddle and recorded in Plat Book at Page in the 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 northern side of Rosewood Way at the corner of property designated Owens, Lot No. 7 and running thence with Rosewood Way N. 83-12 W. 85 feet to an iron pin; thence N. 12-42 E. 179.9 feet to an iron pin on the southern side of Elm Street; thence with said Street S. 82-39 E. 85 feet to an iron pin; thence S. 12-42 W. 178.9 feet to the point of beginning.

This is a portion of the property conveyed to the grantor by deed recorded in Deed Book 776 at page 265 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, easements and conditions affecting said property.

Grantee to pay 1971 county property taxes.

As a part of the consideration the Grantee assumes and agrees to pay the balance due on a mortgage to Fidelity Federal Savings and Loan Association recorded in Mortgage Book 999 at page 31 in the R.M.C. Office for Greenville County, the present assumption balance being \$3,588.77.

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 administrators 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 30th day of April 1971 .

SIGNED, sealed and delivered in the presence of:

Rebecca M. Huff
Donald R. McAlister

Carl M. Atkinson (SEAL)



____ (SEAL)
____ (SEAL)

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

SWORN to before me this 30th day of April 19 71.

Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

Rebecca M. Huff

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, 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

30th day of April 1971 .
Donald R. McAlister (SEAL)
Notary Public for South Carolina

Syble C. Atkinson

My commission expires: 8/4/79

RECORDED this 19th day of May 19 71, at 4:52 P. M., No. #27640

-277- Oct. 07. R. 27-1-15