

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 22 10 46 AM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that GERALD P. ROSENBERG and SONDR A P. ROSENBERG

in consideration of Eighteen Thousand Three Hundred Eighty-Five and 38/100-----Dollars, and assumption of the below mentioned mortgage the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MILTON M. BYARS, JR., his heirs and assigns forever:

ALL that piece, parcel, or lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 46 of Northside Gardens, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "S", Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Lullwater Road at the joint front corner of Lots Nos. 45 and 46 and running thence along the joint line of said lots, S 52-47 W 254.9 feet to an iron pin in the joint rear corner of said lots; thence N 33-41 W 90.15 feet to an iron pin in the joint rear corner of Lots Nos. 46 and 47; thence along the joint line of said lots, N 52-47 E 249.3 feet to an iron pin in the southwestern side of Lullwater Road; thence along the southwestern side of Lullwater Road, S 37-13 E 90 feet to the point of beginning.

Being the same conveyed to the Grantors by deed recorded in said R. M. C. Office in Deeds Book 604, Page 148.

This conveyance is made subject to all building restrictions, zoning ordinances, easements, setback lines, and rights-of-way affecting the property.

The Grantee assumes and agrees to pay the balance on the promissory note executed by the Grantors to C. Douglas Wilson & Co., secured by mortgage recorded in said R. M. C. Office in Mortgage Book 755, Page 423, on which there is a balance on this day of \$9,614.62.



20.35

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 10th day of May 1971

SIGNED, sealed and delivered in the presence of:

Sam L. Blinn
Caritta H. Biatt

Gerald P. Rosenberg (SEAL)
GERALD P. ROSENBERG
Sondra P. Rosenberg (SEAL)
SONDRA P. ROSENBERG (SEAL)

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

SWORN to before me this 10th day of May 19 71

Sam L. Blinn (SEAL)
Notary Public for South Carolina.

Caritta H. Biatt

My Commission Expires August 16, 1977

STATE OF SOUTH CAROLINA
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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 10th day of May 19 71

Sam L. Blinn (SEAL)
Notary Public for South Carolina.

Sondra P. Rosenberg

My commission expires: August 16, 1977

RECORDED this 20th day of May 19 71 at 10:46 A. M. No. #27702

519-1893-2-4