

FILED
GREENVILLE CO. S. C.
JUN 11 11 40 AM '71

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STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Louis T. Bagwell, Jr.,

in consideration of --One and No/100--(\$1.00) and assumption of mortgage as set out below ~~XXXXX~~
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Janice Stewart Bagwell, her heirs and assigns, forever:

ALL that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 43 on plat of William M. Edwards property recorded in Plat Book S, page 12, of the R. M. C. Office for Greenville County, S. C., said lot having a frontage of 75 feet on the northeast side of Elaine Avenue, a depth of 290 feet on the northwest side, and a depth of 287.1 feet on the southeast side and a rear width of 75.05 feet.

For deed into grantor see Deed Book 899 at page 141.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

As a part of the Consideration herein the Grantee agrees to assume and pay the balance due on a mortgage to Aiken Loan & Security Company, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1167 at page 277.

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 31 day of May, 19 71,
SIGNED, sealed and delivered in the presence of: Louis T. Bagwell, Jr. (SEAL)
Louis T. Bagwell, Jr.

J. Henry Philpot (SEAL)
Judith D. Ellen (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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31 day of May, 19 71
J. Henry Philpot (SEAL)
Notary Public for South Carolina.
My Commission Expires: 12/16/80
Judith D. Ellen

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER - Not Necessary

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
day of 19
(SEAL)
Notary Public for South Carolina.

RECORDED this 11th day of June 19 71 at 11:40 A. M., No. #30038

271- P156-1-88