

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED GREENVILLE CO. S. C. 3 42 PM '71 OLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That EDGAR F. SEAY

in the State aforesaid,

in consideration of the sum of TWENTY-FIVE HUNDRED and No/100ths (\$2500.00)----- DOLLARS,

and assumption of mortgage below: to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said THOMAS LEE GARNER and GLORIA JEAN GARNER, Their Heirs and Assigns Forever;

ALL That certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as all of Lot 161 on the North side of Kirkwood Lane in Subdivision known as Isaqueena Park as will appear by reference to Plat thereof recorded in the R.M.C. Office, Greenville County, South Carolina, in Plat Book P at page 130 and having according to a recent survey by R. W. Dalton, the following metes and bounds, to-wit:

BEGINNING at a point on the North side of Kirkwood Lane, joint front corner of Lots 160 and 161; thence with the joint line of said Lots N. 14-29 E. 175 feet to an iron pin; thence S. 66-54 E. 62.8 feet to iron pin in joint rear corner of Lots 161 and 162; thence with the joint line of said Lots S. 10-29 W. 173.7 feet to an iron pin on the North side of Kirkwood Lane; thence with said street N. 66-31 W. 45 feet; thence still with said street N. 72-31 W. 28.6 feet to point of beginning.

Being the same property conveyed to the Grantor by deed recorded in Deed Book 669 at page 115, said R.M.C. Office. As part of the consideration the Grantee assumes and agrees to pay the balance due on that certain mortgage executed by the Grantor in favor of James B. Cash, Jr., as Acting Federal Housing Commissioner, dated February 14, 1961, recorded in Mortgage Book 851 at page 59, which mortgage was subsequently assigned to the Federal National Mortgage Association on December 31, 1962 and upon which there is an unpaid principal balance due as of July 1, 1971 of \$7,564.52.

Subject to all easements, rights-of-way, zoning restrictions and building restrictions of record as the same relate to the above premises.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 2nd day of August in the year of our Lord One Thousand Nine Hundred and Seventy-One.

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

[Signatures of Edgar F. Seay and Patricia S. Seay with seals]



Greenville Stamps Paid \$ 2.75

State of South Carolina County of Greenville

Personally appeared before me Jo-Ann T. Charping

and made oath that she saw the within named grantor(s) Edgar F. Seay sign, seal and as deliver the within written deed, and that she, with P. Bradley Morrah, Jr. His act and deed witnessed the execution thereof.

Sworn to before me this 2nd day of August, A. D. 1971

[Signature of Notary Public] (Seal) My Commission Expires: 12-16-80

State of South Carolina County of Greenville

RENUNCIATION OF DOWER

I. P. Bradley Morrah, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Patricia S. Seay

wife of the within named Edgar F. Seay did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Thomas Lee Garner and Gloria Jean Garner, Their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 2nd day of August, A. D. 1971

[Signature of Notary Public] (Seal) My Commission Expires: 12-16-80

Recorded this 2nd day of August 1971 at 3:42 P. M. No. 3351

13-2-1892-2-13