

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

AUG 19 1 32 PM '71

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH
R. M. G.

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that WE, WILLIAM J. FAILEN AND RUTH K. FAILEN,

in consideration of Two Thousand Dollars (\$2,000.00) and assumption of mortgage Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

B. J. BATY, his heirs and assigns forever:

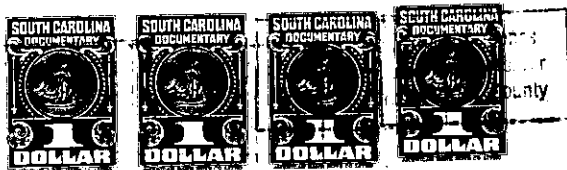
All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot 243, as shown on a plat prepared by Piedmont Engineers and Architects, dated May 1963, entitled Section 4, Orchard Acres, and recorded in the RMC Office for Greenville County in Plat Book YY, at page 115, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Orchard Drive approximately 115 feet north of the intersection of Orchard Drive and Fairhaven Drive at the corner of Lot Nos. 242 and 243 and running thence N. 85-04 W. 137 feet to the joint rear corner of Lot Nos. 241, 242 and 243; thence with the joint line of Lot No. 241, N. 3-21 W. 154 feet to a point in a creek; thence with said creek, N. 73-33 E. 131.1 feet; thence S. 5-37 E. 112.8 feet to a point on Orchard Drive; thence with Orchard Drive S. 5-33 E. 90.8 feet to the point of beginning.

This conveyance is subject to all easements, restrictions and rights of way of record.

This is the same property conveyed to the Grantors being more fully shown by that certain deed recorded in the Greenville County RMC Office in Deed Book 796 at page 140.

Grantee hereby agrees to assume that certain note and mortgage given to First Federal Savings and Loan Association by Jack E. Shaw Builders, Inc., said mortgage being recorded in the Greenville County RMC Office in Mortgage Book 1027 at page 583.



Greenville County
Stamps
Paid \$ 2.20
Act No. 350 Sec. 1

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs 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 17th day of

May 1971
William J. Failen (SEAL)
Ruth K. Failen (SEAL)

(SEAL)

SIGNED, sealed and delivered in the presence of:

Francis E. Schindler Jr.
W. James Williams

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 17th day of May 1971.

Mildred W. Baty (SEAL)
Notary Public for South Carolina.

My commission expires July 16th 1980

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)' heirs 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 18 day of May 1971.

Mildred W. Baty
Notary Public for South Carolina.

My commission expires July 16th 1980

RECORDED this 19th day of August 1971 at

1:32 P. M., No. #5217

276-731-3-185

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