

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that SAM YANCEY and MARY W. YANCEY

in consideration of FIVE THOUSAND SEVEN HUNDRED FIFTY TWO and 27/100 (\$5,752.27)----Dollars AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET OUT HEREIN 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 RACKLEY-HAWKINS, LTD., its successors and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being on the Northern side of Woodmont Circle and the Western side of the right of way of New Augusta Road (U. S. Highway 25), being a portion of Lots Nos. 1, 2 and 4 of Block C of a Plat of BROOKFOREST, as shown on a Plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB, Pages 40 and 41, and being shown as Lot No. 2 on a Plat of a Revision of Lots Nos. 1, 2 and 3 of BROOKFOREST, dated December 1969, prepared by Jones Engineering Services, Engineers, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4D, Page 43, and having according to said latter Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Woodmont Circle at the joint front corner of Lots Nos. 1 and 2 as shown on Plat 4D, Page 43, thence with the line of said lots, N. 5-53 W., 151.2 feet to an iron pin at the joint rear corners of said lots; thence N. 55-42 E., 92.5 feet to an iron pin on the Western edge of the right of way of the new Augusta Road; thence with the Western edge of said right of way, S. 8-54 E., 180 feet to an iron pin on Woodmont Circle; thence with the Northern side of Woodmont Circle, S. 74-37 W., 90 feet to an iron pin, the beginning corner.

This is the identical property conveyed to the Grantors herein by deed of Rackley-Hawkins, Ltd. recorded in the RMC Office for Greenville County, South Carolina in Deed Book 893, Page 391, and is hereby conveyed subject to all restrictions, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record or actually existing on the ground affecting said property.

This conveyance is made subject to that certain mortgage heretofore granted to Fidelity Federal Savings & Loan Association dated January 6, 1970, and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1146, Page 204 in the original sum of \$15,000.00 and having a current balance of \$14,547.73. Grantee agrees to pay Greenville County property taxes for 1971 and subsequent years.

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 assigns against the grantor(s) and the grantor'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 20th day of August 1971.

SIGNED, sealed and delivered in the presence of
David B. Ward
Barbara Balt Dill



Sam Yancey (SEAL)
Mary W. Yancey (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOTARY PUBLIC

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 20th day of August 19 71.

Barbara Balt Dill (SEAL)
Notary Public for South Carolina
My Commission Expires: 7/15/81

David B. Ward

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 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
20th day of August 19 71.
Barbara Balt Dill (SEAL)
Notary Public for South Carolina
My Commission Expires: 7/15/81

Mary W. Yancey

RECORDED this 20 day of August 19 71 at 4:39 P. M. No. 5412

380.0 - 7/15/81