

Prepared by JOHN M. DILLARD, Attorney At Law, Greenville, South Carolina, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
SEP 22 10 16 AM '71
OLLIE FARNSWORTH
R. M. C.

Greenville County
Stamps
Paid \$ 3.30
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH H. McCOMBS

in consideration of Exchange of Property valued at \$3,000.00 Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH 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 JOHN PUCKETT, his heirs and assigns forever:

ALL that piece, parcel or lot of land together with buildings and improvements, situate, lying and being on the Western side of Elaine Avenue (formerly known as Keasler Street) in Greenville County, South Carolina, being shown as portions of Lots Nos. 31, 32, 34 and 35 on a Plat of PINEBROOK recorded in the RMC Office for Greenville County, S. C., in Plat Book Z, page 148, and a portion of a right of way owned by Duke Power Company adjoining said lots on the Northern side, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Elaine Avenue (Keasler Street) said iron pin being located 10 feet East of the joint lines of Lots Nos. 34 and 35, and being located approximately 75 feet from the Northwestern corner of the intersection of Elaine Avenue with Bridges Avenue, and running thence S. 72-53 E., 230.2 feet to an iron pin; thence N. 33-31 W., 98.3 feet to an iron pin at the corner of property now or formerly owned by Scott; thence along the line of the Duke Power Company right of way, N. 61-20 E., 235.5 feet to an iron pin; thence S. 33-32 E., 69.5 feet to an iron pin on the Western side of Elaine Avenue; thence with the Western side of Elaine Avenue, S. 22-40 E., 75 feet to an iron pin, the beginning corner, it being the intention of this deed to convey to the Grantee all property conveyed to the Grantor by deed of Allen H. Davis, et al, recorded in the RMC Office for said County and State in Deed Book 922, page 299, and said property is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage covering the above described property given by Allen H. Davis, et al, to Aiken Loan & Security Company recorded in Mortgage Book 1034, page 219, in the original sum of \$12,000 which has a balance due in the sum of \$

As a further part of the consideration for this deed, the Grantor assigns and transfers to Grantee all his right, title and interest in and to any escrow deposits maintained by the above named mortgagee in connection with the mortgage loan referred to above. GRANTEE to pay 1971 property taxes for Greenville County 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 1st day of September 19 71

SIGNED, sealed and delivered in the presence of

Joseph H. McCombs (SEAL)
Joseph H. McCombs

John M. Dillard
John M. Dillard
Frances B. Holtzclaw
Frances B. Holtzclaw

SOUTH CAROLINA DOCUMENTARY \$3.00
SOUTH CAROLINA DOCUMENTARY \$3.00
DOLLARS DOLLAR

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 1st day of September 19 61

Frances B. Holtzclaw (SEAL)
Notary Public for South Carolina Frances B. Holtzclaw
My commission expires 9/15/79

John M. Dillard
John M. Dillard

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 1st day of September 19 71

James A. McComb

John M. Dillard (SEAL)
Notary Public for South Carolina John M. Dillard
My commission expires 9/15/79

271-1511-1-4