

TITLE TO REAL ESTATE-Prepared by KENNETH S. STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, that we, Jack H. Ferguson and Lois M. Ferguson

in consideration of Thirteen Thousand One Hundred Seventy-Six and 45/100 (\$13,176.45)-- Dollars, and assumption of the mortgage as 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 Menzo A. Clinton and Jeannette E. Clinton, their heirs and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Hunting Hollow Road, near the City of Greenville, S. C., being known and designated as Lot No. 110 according to a revised plat of Lots 110 and 111, Section I, Foxcroft, dated March 22, 1971, prepared by C. O. Riddle, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4I, at page 117 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Hunting Hollow Road, said pin being the joint front corner of Lots 109 and 110 and running thence with the southerly side of Hunting Hollow Road S 79-51 W 160 feet to an iron pin; thence S 37-32 E 148.4 feet to an iron pin; thence S 11-22 E 33.6 feet to an iron pin in the rear line of Lot 110; thence N 79-51 E 90.8 feet to an iron pin, the joint rear corner of Lots 109 and 110; thence with the common line of said Lots N 10-09 W 165 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 922, page 303.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1972 TAXES.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$40,823.55 on that certain mortgage given by Cothran & Darby Builders, Inc. to First Federal Savings and Loan Association, in the face amount of \$41,000.00, dated and recorded January 4, 1971 in the RMC Office for Greenville County, S. C. in Mortgage Book 1177, page 197.

Greenville County
Stamps
Paid \$ 1485
Act No. 390 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 fully claim or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 3rd day of March 1972.

SIGNED, sealed and delivered in the presence of:

Jack H. Ferguson (SEAL)
Lois M. Ferguson (SEAL)
_____ (SEAL)
_____ (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)' 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 3rd day of March 1972.

_____ (SEAL)
Notary Public for South Carolina.
My Commission Expires: Nov. 19, 1979.

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 duly and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, duress or fear of any person whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(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

3rd day of March 1972.
Lois M. Ferguson (SEAL)
Lois M. Ferguson

Notary Public for South Carolina.
My Commission Expires: Nov. 19, 1979.

RECORDED this 3rd day of March 1972 at 11:10 A.M. No. 23611

200-540.7-1-110

540.7