

J. N. McFadden, Jr.  
Rt # 6  
Greer, S.C. 29651

MAY 11 3 04 PM '72

VOL 943 PAGE 154

TITLE TO REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law  
Greenville, S. C. - Greer, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that C. O. Brazzell

in consideration of One Dollar and assumption of mortgages set out below Dollars,  
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 Nelson McFadden, Jr. his heirs and assigns forever:

ALL that piece, parcel or lot of land situate on the southeastern side  
of East Perry Road in Paris Mountain Township, County of Greenville,  
State of South Carolina, being shown as Lot 1 on plat of Leawood Hills  
Subdivision dated October, 1958, prepared by Terry T. Dill, and having  
the following metes and bounds to wit:

BEGINNING at iron pin on the southeastern side of East Perry Road at  
the Joint front corner of Lots 1 and 2 and running thence S. 43-22 W.  
100 feet along the southeastern side of East Perry Road to an iron pin  
at the corner of property now or formerly of E. H. Batson; thence S. 46-  
45 E. 112 feet along Batson property to an iron pin in line of property  
now or formerly of Nell Ward; thence with Ward property, N. 43-30 E.  
99.9 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence  
with line of Lot 2, N. 46-38 W. 112.2 feet to beginning corner-

This property is subject to all restrictions, zoning ordinances, set  
back lines, roadways, easements, and rights-of way, of record, if any,  
affecting the above described property.

See Deed Book 943 page 153, R.M.C. Office for Greenville  
County.

As a part of the consideration, herein, Grantee assumes and agrees to pay  
that certain mortgage given to Fidelity Federal Savings & Loan Association,  
recorded in Mortgage Book 1077 page 355, in R.M.C. Office for Greenville  
County, said mortgage having a principal balance of \$13,633.70. This con-  
veyance is also subject to a second mortgage held by J. N. McFadden and  
Evelyn McFadden in the amount of \$2,908.35, recorded in Mortgage Book 1105  
at page 181, in the R.M.C. Office for Greenville County. It is understood  
and agreed, that this conveyance shall not constitute a merger and satisfac-  
tion of the latter mortgage, nor shall it operate to extinguish the mortgage.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-  
taining; 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 against every person whomsoever law-  
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 2nd day of May 1972

C. O. Brazzell  
*C. O. Brazzell* (SEAL)

SIGNED, sealed and delivered in the presence of:

Witness #1  
*Julia D. Looper*  
Witness #2  
*John Moore*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(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 2nd day of May 1972.

Notary Public  
*John Moore* (SEAL)  
Notary Public for South Carolina.  
My commission Expires: April 1980

Witness #2  
*Julia D. Looper*

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 re-  
linquish unto the grantor(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 2nd day of May 1972

*John Nelson McFadden, Jr.*  
Wife of C. O. Brazzell

Notary Public  
*John Moore* (SEAL)  
Notary Public for South Carolina.  
My commission expires May 1980  
RECORDED this 11th day of May 1972

3:04 P. M. No. 30605

-235-173.2-5-24

173.2