

OLLIE FARNSWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, R. CLYDE BRATTON,

in consideration of assumption of mortgage indebtedness hereinafter set out *bb/44/*

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

M C S, Ltd., a corporation, its successors and assigns forever:  
ALL that certain piece, parcel or lot of land with the building and improvements thereon, situate, lying and being on the southeast side of East North Street and on the southwest side of Juniper Street (formerly Chestnut Street), in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot #17 on plat of OVERBROOK Land Company, made by H. O. Jones, Engineer, on September 17, 1913, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E, pages 250 and 251, and having, according to a more recent survey entitled "Property of James A. Starkey and Sara G. Starkey," made by R. K. Campbell, dated November 10, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of the present edge of East North Street at joint front corner of lots 16 and 17 and running thence along the line of lot #17, south 41-29 E., 175.8 feet to an iron pin; thence N. 39-22 E., 79.8 feet to an iron pin on the southwest side of Juniper Street (formerly Chestnut Street); thence along Juniper Street N. 31-11 W., 35 feet to an iron pin; thence continuing with Juniper Street N. 33-32 W., 57.6 feet to an iron pin; thence still with Juniper Street N. 35-42 W., 49 feet to an iron pin; thence with the curve of Juniper Street and East North Street; (the chord being N. 86-23 W., 18.6 feet) to an iron pin on the southeast side of East North Street; thence along East North Street S. 58-16 W., 36 feet to an iron pin; thence continuing with East North Street S. 53-20 W., 49 feet to the beginning corner.

As a further part of the consideration for this conveyance, the Grantee herein agrees to assume and pay according to the terms thereof that certain Mortgage of Real Estate in favor of Carolina National Mortgage Investment Company, Inc., recorded in the R.M.C. Office for Greenville County, South Carolina in Real Estate Mortgages Book 978, at page 525 in the original amount of \$11,500.00, and on which there is a present outstanding balance of \$10,647.73.

This being identical property conveyed to me by Deed recorded in the R.M.C. Office for said County and State in Deeds Book 888, at page 505.

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 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 20 day of January, 19 71.

SIGNED, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*  
*[Signature]*

*[Signature]* (SEAL)  
R. Clyde Bratton (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(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 20 day of January, 19 71.

*[Signature]* (SEAL)  
Notary Public for South Carolina.

*[Signature]*

My Commission Expires 5/18/80

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 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  
20 day of January 19 71  
*[Signature]* (SEAL)  
Notary Public for South Carolina  
MY COMMISSION EXPIRES MAY 18, 1980

*[Signature]*

RECORDED this 15th day of May 19 72 at 3:23 P. M., No. 31030

151-515