

JUL 5 3 25 PM '73
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Nancy H. McConnell

in consideration of \$5 Love and Affection and Assumption of Mortgage set forth 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 Dr. James E. Hemphill, a life estate for and during the term of his natural life in and to:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being known and designated as Lot No. 49 on a Plat of McSwain Gardens, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book GG, Page 75, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northerly side of Linwood Avenue, joint corner of Lots 48 and 49 and running thence along the line of Lot 48, N. 10 W., 157.8 ft. to an iron pin; thence N. 80-30 E., 99.3 ft. to an iron pin; thence S. 10 E., 178.2 ft. to a point on the northerly side of Linwood Avenue; thence with the Northerly side of Linwood Avenue, S. 86-59 W., 92.8 ft. to a point on said Avenue; thence continuing with said Linwood Avenue, S. 80 W., 7.2 ft. to the point of beginning.

- 271-277.2-4-4

This is the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 897, Page 410.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage to Fountain Inn Federal Savings & Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1165, Page 265, and having an unpaid balance of \$19,040.93.

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 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 4th day of January, 19 73.

SIGNED, sealed and delivered in the presence of:

[Handwritten signatures]

Nancy H. McConnell (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 4th day of January, 19 73.

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

[Signature]

My Commission Expires 12/15/79

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER (WOMAN GRANTOR)

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

day of 19

(SEAL)

Notary Public for South Carolina.

RECORDED this 5th day of July 19 73, at 3:25 P. M., No. 420