

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, CO. S. C.  
JAN 23 1 24 PM '74  
DOMINE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We James A. Ellenborg and Betty J. Ellenborg

in consideration of One and No/100 (\$1.00)----- Dollars  
and assumption of mortgage set out 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 Golden Grove Properties, Inc., its successors and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the north side  
of Golden Grove Circle, being shown and designated as Lot No. 3, Section I, Golden  
Grove Estates, as shown on plat thereof recorded in the RMC Office for Greenville County  
in Plat Book 4-R, at Page 1, and having according to said plat the following metes and  
bounds, to-wit:

Beginning at an iron pin on the north side of Golden Grove Circle at the joint front  
corner of Lots 3 and 4 and running thence along the joint line of said Lots N. 10-48  
E. 190.4 feet to an iron pin; thence S. 77-19 E. 160.0 feet to an iron pin; thence S.  
11-13 W. 165.2 feet to an iron pin; thence along the north side of Golden Grove Circle  
N. 86-22 W. 160.0 feet to an iron pin;

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

As a part of the consideration, the grantee assumes and agrees to pay that certain  
mortgage in favor of Saluda Valley Building & Loan Association in the principal amount  
of \$19,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1212  
at Page 457, and having a present principal balance due thereon of \$18,929.25.

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 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 28<sup>th</sup> day of January 19 74 .

SIGNED, sealed and delivered in the presence of

*Lynda B. Eckard*  
*Paul J. Daulton Jr.*

*James A. Ellenborg* (SEAL)  
JAMES A. ELLENBURG (SEAL)

*Betty J. Ellenborg* (SEAL)  
BETTY J. ELLENBURG (SEAL)

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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 28<sup>th</sup> day of January 19 74 .

*Paul J. Daulton Jr.* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/7/79

*Lynda B. Eckard*

STATE OF SOUTH CAROLINA  
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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(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  
28<sup>th</sup> day of January 19 74 .  
*Paul J. Daulton Jr.* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/7/79  
RECORDED this 29 day of JAN 29 1974 19 at

*Betty J. Ellenborg*  
BETTY J. ELLENBURG

M. No. 18947

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