

FEB 14 12 01 PM '74

TITLE TO REAL ESTATE Prepared by WILLIAMS & HENBY, Attorneys at Law, Greenville, S. C.

DORRIS S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

933 777

KNOW ALL MEN BY THESE PRESENTS, that J. Michael Jones

in consideration of Sixteen Thousand Four Hundred Fifty and 54/100----- Dollars, and assumption of that certain mortgage hereinafter set forth

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released by these presents do grant, bargain, sell and release unto

Barto Hendricks and Velma Grace Hendricks, their heirs and assigns, forever:

ALL that piece, parcel or lot of land on the northwest side of Pimlico Road in the City of Greenville and being known and designated as Lot No. 470 of Section D of the Gower Estates as shown on plat prepared by H. C. Clarkson, Jr., R.L.S., and R. K. Campbell dated May, 1964, and which said plat has been recorded in the R. M. C. Office for said County in Plat Book RR, at Pages 192 and 193 and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northwest side of Pimlico Road at the joint front corner of Lots Nos. 469 and 470 as shown on said plat and running thence with the joint property lines of two lots, N. 58-53 W. 160.2 feet to an iron pin; thence N. 36-51 E. 96.2 feet to an iron pin at the joint rear corner of lots nos. 470 and 471 as shown on said plat; thence with the joint property line of said last two mentioned lots, S. 63-50 E. 157.9 feet to an iron pin at the northwest side of said road; thence with the northwestern side of said road, S. 33-21 W. 67 feet and S. 36-51 W. 42.9 feet to the beginning point.

As part of the consideration for the within conveyance, the grantees assume and agree to pay that certain mortgage over the within property given to Woodruff Federal Savings and Loan Association as recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1041, at Page 570, of which there is a balance due at the present time of Fifteen Thousand Four Hundred Ninety Seven and 46/100 Dollars.

Grantees are to pay city and county property taxes on the within property for the year 1974. The within property is subject to all easements, rights-of-way, protective covenants and zoning ordinances affecting the property.

-599 - 268.2 - 1-6

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 14th day of February, 1974.

SIGNED, sealed and delivered in the presence of:

J. Michael Jones (SEAL)
J. MICHAEL JONES
Martha J. Bigram
R. E. Allen
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of February, 1974.

R. E. Allen (SEAL)
Notary Public for South Carolina
My commission expires 4-7-80
Martha J. Bigram

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(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 14th day of February, 1974
R. E. Allen (SEAL)
Notary Public for South Carolina
My commission expires 4-7-80
Carol S. Jones
CAROL S. JONES

RECORDED this FEB 14, 1974 day of 1974, at M., No. 20243

0774

4328 RV-2