

TITLE TO REAL ESTATE- Offices of HILL, JAMES, & BYRNE, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S.C.

994-791

KNOW ALL MEN BY THESE PRESENTS, that L. C. Montgomery and Edith J. Montgomery -----

in consideration of Nine Thousand Seven Hundred Six and 10/100 (\$9,706.10) ----- Dollars, and assumption of the mortgaged indebtedness hereinbelow set forth ----- and the receipt of which is hereby acknowledged, have granted, assigned, sold and released, and by these presents do grant, bargain, sell and release unto Thomas C. O'Connor and Frances H. O'Connor, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the southeastern side of Boulder Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 49 of a subdivision known as Forester Woods, Section 1, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Page 78 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Boulder Road at the joint front corner of Lots Nos. 48 and 49 and running thence with the joint line of said lots S. 62-24 E., 140 feet to an iron pin; running thence S. 27-36 W., 115 feet to an iron pin at the joint rear corner of Lots Nos. 49 and 52; running thence with the joint line of said lots N. 62-24 W., 140 feet to an iron pin on the southeastern side of Boulder Road; running thence with the southeastern side of said road N. 27-36 E., 115 feet to an iron pin, point of beginning. 799-191-1-62

This is the same property conveyed to the Grantors herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 974 at Page 486.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

The Grantees herein assume and agree to pay that certain note and mortgage heretofore executed unto Carolina Federal Savings & Loan Association in the original amount of \$31,900.00 and recorded in Mortgage Book 1277 at Page 418 and having a balance of \$31,793.90.

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 1st day of March 1974.

SIGNED, sealed and delivered in the presence of:

Francis J. Baquell (SEAL)  
Margaret Green (SEAL)  
L. C. Montgomery (SEAL)  
Edith J. Montgomery (SEAL)

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 delivers the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of March 1974.

Francis J. Baquell (SEAL)  
Notary Public for South Carolina. Margaret Green

My Commission Expires April 17, 1979.

Greenville County  
Stamps  
Paid \$ 11.00  
Act No. 399 Sec. 1

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

1st day of March 1974.  
Francis J. Baquell (SEAL)  
Notary Public for South Carolina.

Edith J. Montgomery

My Commission Expires April 17, 1979.

RECORDED this 7 day of March 1974 at M. No. 22147

RECEIVED

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