

GREENVILLE CO. S.C.  
TITLE TO THIS PROPERTY NOT EXAMINED

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA

VA 1013 332

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that ROSE E. TOWNSEND

in consideration of One Dollar (\$1.00) and assumption of mortgage indebtedness as set forth 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 THOMAS L. TOWNSEND, his heirs and assigns, forever:

ALL that piece and parcel or lot of land, with all buildings and improvements thereon, situate, lying and being at the southwestern corner of the intersection of Welcome View Drive with Stevenson Lane in Greenville County, South Carolina being known and designated as Lot No. 3 on plat of property of DEMPSEY CO., INC. made by Dalton and Neeves, Engineers, dated January 1965 and recorded in the RMC Office for Greenville County S.C. in Plat Book III, page 127 reference to said plat is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to the grantor by deed of Thomas L. Townsend recorded in the RMC Office for Greenville County, S.C. in Deed Book 968, page 53 is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds effecting said property.

As a part of the consideration of this deed, the grantee agrees and assumes to pay in full the indebtedness due on note and mortgage covering the described property given to Cameron-Brown Company dated September 9, 1967 in the original sum of \$15,200.00 and recorded in the RMC Office for said County and State in Mortgage Book 1068, page 633 which has a present balance due in the sum of \$13,471.68.

The grantee agrees and assumes to pay Greenville County property taxes for the tax year 1975 and subsequent years.

As a further part of the consideration for this deed, the Grantor hereby assigns, transfers and setover unto the Grantee all her right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

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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 grantees(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 16th day of January 1975.  
Signed, sealed and delivered in the presence of:  
Paul F. Baker (SEAL) Rose E. Townsend (SEAL)  
Jimmy J. Lindsay (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16 day of JANUARY 1975.  
Jimmy J. Lindsay (SEAL) Paul F. Baker  
Notary Public for South Carolina  
My commission expires: MAY 8, 1978

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }  
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  
My commission expires:  
RECORDED this day of JAN 20 1975 at 2:44 P. M. No. 17126

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