

STATE OF SOUTH CAROLINA / COUNTY OF GREENVILLE \

DEC 31 2 09 PM '75

Vol 1029 (45) 596

DONNIE S. TANKERSLEY R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that James R. Mann

in consideration of Forty-eight Thousand, Six Hundred Seventy-nine and 34/100 (\$48,679.34) Dollars and assumption of mortgage hereinbelow described, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto William T. and Janette S. Thompson, their heirs and assigns forever:

ALL that piece, parcel or tract of land, situate, lying and being in O'Neal Township, Greenville County, S. C. on the western side of S.C. Hwy. No. 290 near the Double Springs Baptist Church, containing 28.1 acres, more or less, and being a portion of Tract No. 2 of the property of Louis Sherfessess, and being more particularly described according to a plat of survey prepared for William T. and Janette S. Thompson by Carolina Surveying Co. on December 29, 1975, recorded in Book 5-0 Page 28, as follows:

BEGINNING at an iron pin on the western side of S.C. Hwy.No. 290 at the corner of property of Lynn, and running thence along the Lynn line S. 68-21 W. 1,012.9 feet to an iron pin on the northeastern side of Lynn Road; thence along Lynn Road, and following the curvature thereof, the chords being N. 75-41 W. 1,058.3 feet, N. 72-0 W. 196.0 feet, N. 64-56 W. 196.0 feet, and N. 58-30 W. 202.0 feet to an iron pin in the line of property now or formerly belonging to Thompson; thence along Thompson line N. 80-29 E. 2,054.4 feet to an iron pin at the corner of property belonging to Smith; thence along Smith line S. 6-12 E. 125 feet to an iron pin and N. 80-29 E. 375.0 feet to an iron pin on the western side of S.C. Hwy. No. 290; thence along S.C. Hwy. No. 290, and following the curvature thereof, the chords being S. 7-27 E. 125 feet, S. 12-35 E. 170 feet, and S. 16-55 E. 134.3 feet to the beginning corner.

The above property is part of the same conveyed to the grantor herein by G. J. Edwards by deed dated April 15, 1964 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 805, page 244.

As part of the consideration for the within conveyance the grantees assume and agree to pay the balance due on that certain note and mortgage by the grantor herein to Community Bank, Greenville, S. C. in the original amount of \$14,260.00, recorded in the RMC Office for Greenville County in Mortgage Book 1339, Page 327, the balance now due thereon being \$10,820.66.

- 287-640.3-1-1.2
- 355-640.3-1-1.1

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 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 31st day of December 1975

SIGNED, sealed and delivered in the presence of

James R. Mann (SEAL)
Jay Adkins
Carolyn J. Bellegrin
Greenville County
Seal No. 53-90
Act No. 330 Sec-1
SOUTH CAROLINA DOCUMENTARY 50 DOLLARS
SOUTH CAROLINA DOCUMENTARY 30 DOLLARS
SOUTH CAROLINA DOCUMENTARY 10 DOLLARS
SOUTH CAROLINA DOCUMENTARY 5 DOLLARS

STATE OF SOUTH CAROLINA / COUNTY OF GREENVILLE \ PRORATE
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 31st day of December 1975
Carolyn J. Bellegrin (SEAL)
Notary Public for South Carolina
My commission expires: 4-21-79
Jay Adkins
SOUTH CAROLINA DOCUMENTARY 5 DOLLARS

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 31st day of December, 1975
Carolyn J. Bellegrin (SEAL)
Notary Public for South Carolina
My commission expires: 4-21-79
Virginia B. Deane
16814
RECORDED this day of DEC 31 1975 at 2:09 P.M. No.

0.596
4328 RV-23