

TITLE TO REAL ESTATE- Thomas M. Patrick, Jr. Attorneys at Law 1306 E. Washington St., Greenville, S.C.

FILED GREENVILLE S.C. MAR 25 3 46 PM '76 DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that James E. Farmer

in consideration of Four Thousand Five Hundred Seventy and No/100 (\$4,570.00)-----Dollars, plus assumption of obligation on mortgages and notes 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 Eugene M. Dickson, his heirs and assigns forever,

ALL my right, title, and interest, being to wit an undivided forty (40%) per cent interest in and to all that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown on Plat of Property of Amelia Moss Mann recorded in the RMC Office for Greenville County in Plat Book HHH, Page 63, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Broadus Avenue, said pin being 274.2 feet South of the Southwest corner of Broadus Avenue and East North Street and running thence S. 76-46 W. 220.7 feet to an iron pin; thence S. 15-01 E. 100 feet to an iron pin; thence N. 76-46 E. 221.1 Feet to an iron pin on Broadus Avenue; thence along Broadus Avenue N. 15-15 W. 100 feet to an iron pin, the point of beginning.

Grantee assumes and agrees to pay as part of the consideration of this deed the outstanding balances on a first mortgage to Southland Life Insurance recorded in REM Book 988 at page 309 having an unpaid balance of approximately \$10,759.31 and a second mortgage to Amelia M. Mann and Margaret M. Cromer recorded in REM Book 1335 at page 763 having an unpaid balance of approximately \$54,479.08.

Grantee also agrees as part of the consideration to pay the outstanding balance in a demand note to S.C.N. having an unpaid balance of approximately \$9,188.22.

DERIVATION: Deed Book 1016, Page 119 -500-44-2-10+16.1

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 24 day of March 19 76.

SIGNED, sealed and delivered in the presence of:

Thomas M. Patrick, Jr. Cynthia J. Smith

James E. Farmer (SEAL) James E. Farmer (SEAL) Greenville County 5.50 5 DOLLARS 5 DOLLARS

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

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

SWORN to before me this 24 day of March 19 76.

Thomas M. Patrick, Jr. (SEAL) Notary Public for South Carolina.

Cynthia J. Smith

My Commission Expires 7/17/80

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)' 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

24 day of March 19 76. Thomas M. Patrick, Jr. (SEAL) Notary Public for South Carolina.

Wilma Jean R. Farmer

My Commission Expires 7 April 80

RECORDED this day of MAR 25 1976 at 3:46 P. M., No. 24463

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