

FILED

GREENVILLE, CO. S. C.

TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

JUL 6 2 47 PM '76

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that

WILLIAM T. O'STEEN AND LINDA F. O'STEEN

in consideration of Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars,
and assumption of mortgage hereinafter described

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, and by these presents do grant, bargain, sell and release unto

RANDALL A. JONES, HIS HEIRS AND ASSIGNS:

ALL that certain piece, parcel of lot of land, with buildings and improvements thereon, situate, lying and being on the southerly side of Merrilat Avenue, near the City of Greenville, South Carolina, being known and designated as Lot No. 110, Sans Souci Heights, as recorded in Plat Book Z, at Page 95, and having according to said plat, the following metes and bound, to-wit:

BEGINNING at an iron pin on the southerly side of Merrilat Avenue, said pin being the joint front corner of Lots Nos. 110 and 111, and running thence with the southerly side of Merrilat Avenue S. 61-00 W. 70 feet to an iron pin, joint front corners of Lots Nos. 109 and 110; thence with the common line of said lots, S. 35-19 E. 129 feet to an iron pin, joint rear corner of Lots Nos. 109 and 110; thence N. 63-38 E. 70 feet to an iron pin, joint rear corner of Lots 110 and 111; thence with the common line of said Lots, N. 34-59 W. 133 feet to an iron pin, the point of beginning.

-235-439-16-26

This is the same property conveyed to grantor herein by deed of H. D. Finking-shelt, Jr., dated May 6, 1975, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1017, at Page 902.

This conveyance is made subject to all restrictions, easements and rights of way of record.

As a part of the consideration for this conveyance, the grantee assumes and agrees to pay the unpaid principal balance due and owing under that certain real estate mortgage executed by William T. O'Steen and Linda F. O'Steen to North Carolina National Bank, dated May 6, 1975 and recorded May 7, 1975 in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1338, at Page 605, the present unpaid balance of said mortgage being \$17,764.49.

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 6th day of June, 1976

SIGNED, sealed and delivered in the presence of:

Harvey D. Sanders, Jr.
Virginia J. Nalley

William T. O'Steen (SEAL)
Linda F. O'Steen (SEAL)

Greenville County (SEAL)
Stamps
Paid \$2.75
Act No. 330 Sec. 1

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

SWORN to before me this 6th day of July, 1976

Harvey D. Sanders, Jr. (SEAL)
Notary Public for South Carolina
My commission expires 5-13-80

Virginia J. Nalley

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

6th day of July, 1976
Harvey D. Sanders, Jr. (SEAL)
Notary Public for South Carolina
My commission expires 5-13-80

Linda F. O'Steen
Linda F. O'Steen

RECORDED this 6 day of July, 1976 at 2:47 P. M. No. 174



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