

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Beauford B. Hartin
Hull Street
Greenville, S.C. 29609

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

in consideration of Ten and No/100 (\$10.00) and assumption of mortgages set forth below----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Beauford B. Hartin, his heirs and assigns forever:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina being known and designated as Lot No. 40, Plat of Leslie & Shaw, Inc., said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book NN at Page 3 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Mora Street, joint front corner of Lots 40 and 39; and running thence S. 76-05 E., 140 feet to an iron pin; thence S. 13-55 W., 60 feet to an iron pin; thence N. 76-05 W., 140 feet to an iron pin on Mora Street, joint front corner Lots 40 and 41; thence along Mora Street N. 13-55 E., 60 feet to an iron pin, point of beginning.
— 235-155-14-61

This conveyance is made subject to easements, restrictions, covenants, and rights of way which are a matter of record and/or actually exist affecting the within described property.

This is the same property conveyed to the Grantor herein by deed of H. C. Bates recorded in the R.M.C. Office for Greenville County October 15, 1963 in Deed Book 733 at Page 574.

As part of the consideration of this deed, the Grantee agrees to assume and pay in full the indebtednesses due on the following notes and mortgages covering the above described property: Mortgage owned by C. Douglas Wilson & Co. dated October 14, 1963 recorded in the R.M.C. Office for Greenville County in REM Book 937 at Page 385 which has a present balance due in the sum of \$5,515.11 and Mortgage owned by C I T Financial Services dated August 22, 1973 recorded in the R.M.C. Office for Greenville County in REM Book 1289 at Page 247 (and by assignment recorded in Book 1333 at Page 871) which has a present balance due in the sum of \$ 2,689.50. As further consideration for this deed, the Grantor does setover and assign unto the Grantee all his right, title and interest in and to any escrow deposits maintained by the above named C. Douglas Wilson & Co. for payment of taxes, insurance and mortgage insurance premiums for the said loan.

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 16th day of February 19 77.

SIGNED, sealed and delivered in the presence of

James C. Blefelty, Jr.
Francis K. Bagwell

James E. Hall (SEAL)

(SEAL)

(SEAL)

(SEAL)

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 16th day of February 19 77.

James C. Blefelty, Jr. (SEAL)
Notary Public for South Carolina
My commission expires:

Francis K. Bagwell

STATE OF SOUTH CAROLINA
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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

16th day of February 19 77.
James C. Blefelty, Jr. (SEAL)
Notary Public for South Carolina
My commission expires:

Emma Jane Hall

RECORDED this FEB 17 1977 day of at 3:17 P. M. No. 21800

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