

TITLE TO REAL ESTATE—Mann & Brisse, Attorneys at Law, Lawyers Building, Greenville, S. C.

SEP 20 4 27 PM 1967



BOOK 829 PAGE 42

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, that I, Thomas J. Champagne,

in consideration of Two Thousand Eight Hundred and No/100 (\$2,800.00)----- Dollars
and assumption of mortgage referred to 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

James Fred Brunson, Jr., his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina at the northeastern corner of Iverson Street and Colvin Road and being known and designated as Lot No. 71, Heritage Hills Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "YY", at Page 187 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of Iverson Street and Colvin Road and running thence along the northern side of Colvin Road N. 80-15 E. 102.3 feet to an iron pin; thence with the common line of Lots Nos. 71 and 72 N. 9-45 W. 145 feet to an iron pin; thence S. 69-54 W. 156.8 feet to an iron pin on the eastern side of Iverson Street; thence with Iverson Street S. 22-40 E. 90 feet to an iron pin; thence with the curve of the intersection of Iverson Street and Colvin Road, the chord being S. 61-18 E. 39.1 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the grantor by deed dated November 22, 1966 and recorded in the R. M. C. Office for Greenville County in Deed Book 809, at Page 636.

This conveyance is made subject to restrictions, easements and rights-of-way appearing on record in the R. M. C. Office for Greenville County.

Grantee to pay 1967 taxes.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the balance due on that certain mortgage given to Fidelity Federal Savings & Loan Association dated November 28, 1966 in the original amount of \$23,450.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1045, at Page 426, the present balance thereon being \$23,204.43.

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 20th day of August 19 67.

SIGNED, sealed and delivered in the presence of:

Edwin Jayner
Thomas J. Champagne



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

SWORN to before me this 20th day of August 19 67.

Thomas J. Champagne (SEAL)
Notary Public for South Carolina EXPIRES JANUARY 1, 1970

Edwin Jayner

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 20th day of August 19 67.

Edwin Jayner (SEAL)
Notary Public for South Carolina EXPIRES JANUARY 1, 1970

Cynthia J. Champagne

RECORDED this 20th day of September 19 67 at 4:27 P. M. No. 8562

-271- 27704-1-71