

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & O. H. S. FARMWORTH, Justice Building, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, W. B. EVINS, JR. and CURTIS EVINS,

in consideration of Fourteen Thousand Four Hundred Twenty and 70/100 (\$14,420.70)----- Dollars, and assumption of the 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

EDWARD E. WELBORN, 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 on the northeastern side of Valerie Drive and being known and designated as Lot No. 16 on plat of Liberty Park No. 2 recorded in the RMC Office for Greenville County in Plat Book "MM", Page 39, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the northeastern side of Valerie Drive at the corner of Lot No. 17 and running thence with the line of Lot No. 17 N 52-58 E 140 feet to a point on a branch; thence with the branch as the line, the traverse of which is S 38-44 E 109.4 feet to a point at the corner of Lot No. 15; thence with the line of Lot No. 15 S 52-17 W 119 feet to an iron pin on Valerie Drive; thence with the northeast side of Valerie Drive N 45-50 W 30 feet to an iron pin; thence continuing with Valerie Drive N 37-51 W 80 feet to the point of beginning.

Being the same property conveyed to the grantors herein by deed of Charles E. Loyd, Jr. and Patricia Fowler Lloyd recorded in the RMC Office for Greenville County in Deed Book 774, Page 350.

This conveyance is made subject to the restrictions, easements and rights of way appearing of record affecting said property.

As a part of the consideration for the within conveyance the grantee herein assumes and agrees to pay the balance due on that certain mortgage in favor of Fidelity Federal Savings & Loan Association in the original amount of \$30,000.00 dated May 9, 1963 and recorded in the RMC Office for Greenville County in Mortgage Book 921, Page 485, on which there remains a present principal balance of \$25,079.30.



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 12th day of

June 19 70

SIGNED, sealed and delivered in the presence of:

Thomas Briney
Linda M. Bean

W. B. Evins, Jr. (SEAL)
Curtis Evins (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 12th day of June 19 70.

Thomas Briney (SEAL)
Notary Public for South Carolina
My commission expires 4-7-79

Linda M. Bean

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER --
COUNTY OF GREENVILLE }

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 12th day of June 19 70.

Thomas Briney (SEAL)
Notary Public for South Carolina
My commission expires 4-7-79

Curtis Evins

RECORDED this 15 day of June 19 70 at 3:29 P. M., No. 27536

271-276-3-210