

Prepared by the offices of CARTER & HILL, Attorneys at Law, 123 Broadus Avenue, Greenville, S. C.

JUN 18 2 55 PM '70

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, William Dennis Black,

in consideration of Two Thousand, One Hundred and No/100 (\$2,100.00)----- Dollars,
and the assumption of the mortgage 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 Black's Mechanical Contractors, Inc., its successors and assigns:

ALL that piece, parcel or lot of land, consisting of 1.11 acres as shown on plat of survey
of Benjamin Booth Company, dated September 23, 1969, and revised September 30, 1969 and
January 29, 1970, by Carolina Engineering and Surveying Company, and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the line of property now or formerly of Philpot, which point is
N. 55-50 W. 293.9 feet from an old iron pin, and running thence N. 18-36 W. 179.5 feet to
a point; thence N. 71-24 E. 350 feet to a point; thence S. 60-4 E. 89 feet to a point on
the line of property now or formerly of Philpot; thence running with said line S. 55-50 W.
424.9 feet to the point of beginning.

TOGETHER WITH:

A right of way easement into Grantee, its successors and assigns, in and to the 20 foot
drive shown on said plat and the further right to construct, maintain, and operate a 20
foot drive from the above described property to the existing 20 foot drive shown on said
plat, and the further right to cross the 5.56 acre tract shown on said plat to reach the
City Water Supply, all in accordance with the reservation of Grantor in that certain Deed
to Benjamin Booth Company dated February 20, 1970 and recorded in the Office of the R.M.C.
for Greenville County in Deed Book 884 at page 611.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or
p assageways, easements and rights of way, if any, affecting the above described property.

For Deed into Grantor see Deed Book 886 at page 326.

As a part of the consideration herein the Grantee agrees to assume and pay the balance due
on a mortgage to Edwin Allen Snape, III, recorded in the R. M. C. Office for Greenville
County in Mortgage Book 1150 at page 551 and having a current balance of \$9,400.00.



Greenville County
2.75
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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; 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 law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 17th day of

June 1970

SIGNED, sealed and delivered in the presence of:

William Dennis Black (SEAL)
William Dennis Black

J. Henry Philpot
Mary Th. Sautter

_____ (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 17th day of June 1970

J. Henry Philpot (SEAL)
Notary Public for South Carolina.
My commission expires: 11/1/71

Mary Th. Sautter

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 re-
linquish 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

17th day of June 1970.
J. Henry Philpot (SEAL)
Notary Public for South Carolina.

Margie H. Black

My commission expires: 11/1/71
RECORDED this 18th day of June 1970 at 2:55 P. M., No. #27900

1-7-71
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