

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

That BALENTINE BROTHERS BUILDERS, INC.

OLLIE FARNSWORTH
R. M. C. Know All Men by These Presents:

in the State aforesaid,
in consideration of the sum of Ten Thousand and No/100ths (\$10,000.00)-----DOLLARS,
AND ASSUMPTION OF MORTGAGE

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

JACK G. SCRUGGS AND ANNA F. SCRUGGS, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel or lot of land, situate lying and being in the County of Greenville, State of South Carolina, on the Westerly side of Ashburn Place, being shown and designated as Lot No. 49, on plat of Pelham Estates, Section III, recorded in the R.M.C. Office for Greenville County, S. C.; in Plat Book "4-G", at Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the westerly side of Ashburn Place, joint front corner of Lots Nos. 49 and 50, and running thence with the joint line of said lots, N. 72-31 W. 200 feet to a point; running thence N. 29-22 E. 93.2 feet to a point; running thence N. 36-42 E. 204.4 feet to a point on Ashburn Place; running thence with said Ashburn Place, the following courses and distances: S. 44-55 E. 85 feet, S. 26-20 E. 47 feet, S. 10-32 E. 62.4 feet, and S. 17-29 W. 150 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way of record, or on the ground, affecting the premises hereinabove described.

The grantee herein assumes that certain mortgage given by the grantors herein to First Federal Savings and Loan Association dated March 23, 1970, in the original amount of \$34,000.00, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1150 at page 633.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 3rd day of August, 1970

BALENTINE BROTHERS BUILDERS, INC. (Seal)

BY: W.C. Balentine (Seal)

Pres. (Seal)

Greenville County (Seal)



Signed, Sealed and Delivered in the Presence of

Beverly C. Pittman
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State of South Carolina

COUNTY OF GREENVILLE

(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 3rd day of August, A. D., 1970

Beverly C. Pittman
Notary Public for South Carolina Commission Expires October 20, 1979 (Seal)

NOT NECESSARY
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____

day of _____, A. D., 19____

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____ : U. S. \$ _____, 19 70 2:38 P.M. 2662, at _____ M., No. _____

Recorded this 3 day of August

200-5942-1-5