

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

AUG 18 12 33 PM '70

OLLIE FARMS WORTH
R. W. Coates, Jr.,

KNOW ALL MEN BY THESE PRESENTS, that

I, W. S. Coates, Jr.,

in consideration of Four Thousand and 00/100 and the assumption of the hereinafter described mortgage, 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

JAMES A. BASINGER AND MARGARET C. BASINGER AND THEIR HEIRS AND ASSIGNS FOREVER,

ALL that certain piece, parcel or lot of land with the buildings thereon, in the State of South Carolina, County of Greenville, on the eastern side of Watson Road, near the City of Greenville, being shown as Lot No. 93, Block "B", on a plat of Section 2, of Orchard Acres, recorded in Plat Book BB at page 103, and described therein as follows: BEGINNING at a stake on the eastern side of Watson Road 125 feet north from Ridge Springs Road at the corner of Lot 92 and running with the eastern side of said road, N. 9-58 W. 110 feet to an iron pin at the corner of lot 94; thence with the line of said Lot, N. 80-02 E. 206 feet to an iron pin; thence S. 8-27 E. 65 feet to an iron pin; thence S. 40-32 W. 70.3 feet to an iron pin at the corner of Lot 92; thence with the line of said lot, S. 80-02 W. 150 feet to the beginning corner.

The grantees herein assumes and agrees to pay that mortgage given by Raymond Harold Clune and Tommie E. Clune to Carolina National Mortgage Investment Company, Inc., dated October 25, 1965, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1011 page 549 with an outstanding balance due of \$12,791.56 as of May, 1970.

As part of the consideration hereof, the grantor hereby assigns and releases unto the grantees all rights, titles and interest to the Escrow Account.

This being that same property conveyed to grantor by deed of Raymond Harold Clune, dated November 6, 1967, and recorded in the R.M.C. Office for Greenville County in Deed Book 832 at page 279.



4.40

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 5th day of August 1970.

SIGNED, sealed and delivered in the presence of:

W. S. Coates, Jr. (SEAL)

Louis J. Roe
Billy T. Hatcher

(SEAL)

(SEAL)

(SEAL)

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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 5th day of August 1970.

Billy T. Hatcher (SEAL)

Louis J. Roe

Notary Public for South Carolina.

My commission expires Sept. 23, 1979.

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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 5th day of August 1970.

Billy T. Hatcher (SEAL)

Joyce K. Coates

Notary Public for South Carolina.

My commission expires Sept. 23, 1979.

RECORDED this 18th day of August 1970, at 12:33 P.M., No. 3260

271-731-3-18