

5:30 P.M.
SEP 4 1970

VOL 897 PAGE 573

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, O. H. OGLE,

in consideration of Ten Thousand Four Hundred Twenty-Nine and 43/100 (\$10,429.43)-----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

ORIN K. KLENGSON and DAWN E. KLENGSON, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Rosewood Drive and being known and designated as Lot No. 58 on plat of Edwards Forest Heights prepared by Jones Engineering Service, dated February, 1967 and recorded in the RMC Office for Greenville County in Plat Book 000, Page 87, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the western side of Rosewood Drive, joint front corner of Lots 57 and 58 and running thence with the common line of said lots, S 88-41 W 130 feet to an iron pin; thence N 42-42 W 100 feet to an iron pin, joint rear corner of Lots 58 and 59; thence with the common line of said lots, N 71-56 E 181.5 feet to an iron pin on the western side of Rosewood Drive; thence along Rosewood Drive, S 23-17 E 10.5 feet to an iron pin; thence continuing along said Drive S 17-50 E 49.4 feet to an iron pin; thence still continuing along said Drive, S 07-07 E 49.5 feet to an iron pin; thence still along Rosewood Drive, S 01-29 E 20.6 feet to an iron pin, the point of beginning.

Being the same property conveyed to the grantor herein by deed of Oak, Inc. recorded in the RMC Office for Greenville County

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

As a part of the consideration for the within conveyance the grantees herein assume and agree to pay the balance due on that certain mortgage in favor of First Federal Savings & Loan Association in the original amount of \$28,000.00 dated October 8, 1969 and recorded in the RMC Office for Greenville County in Mortgage Book 1139, Page 213, on which there remains due a present principal balance of \$27,970.57.



11.55

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 3rd day of September 1970

SIGNED, sealed and delivered in the presence of:

O. H. Ogle (SEAL)
Francis R. Leitke (SEAL)
Honda M. Breen (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 3rd day of September 19 70.

Francis R. Leitke (SEAL)
Notary Public for South Carolina.
My commission expires ~~4-7-79~~ 11/1/71

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(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
3rd day of September 19 70.
Francis R. Leitke (SEAL)
Notary Public for South Carolina.
My commission expires ~~4-7-79~~ 11/1/71
RECORDED this 4th day of September 19 70, at 5:30 P. M., No. #5658

276-723.5-1-58