

FILED  
GREENVILLE CO. S. C.  
JAN 15 2 11 PM '71  
LILLIE FARNSWORTH  
R. H. C.

TITLE TO REAL ESTATE—Love, Thompson, Arnold & Thompson, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Henry M. Spann

in consideration of \$1200.00 and assumption of mortgage indebtedness----- 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 Christine W. Dear, her heirs and assigns forever:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, on the northeastern side of Richbourg Road, being shown as Lot 27 on plat of Morningside Subdivision recorded in Plat Book EE at pages 2 and 3, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Richbourg Road, joint front corner of Lots 26 and 27 and running thence with line of Lot 26, N 43-16 E 202 feet to an iron pin; thence S 47-38 E 125 feet to an iron pin on corner of Lot 28; thence with line of Lot 28, S 43-16 W 204.3 feet to an iron pin on the northeastern side of Richbourg Road; thence along the northeastern side of said Road, N 46-30 W 125 feet to the point of beginning.

As a part of the consideration, the grantee assumes and agrees to pay the balance due on a mortgage held by Fidelity Federal Savings & Loan Association recorded in Mortgage Book 1128 at page 368, the balance now due as of December 31, 1970 being \$26,248.55.



3  
165  
1

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 7<sup>th</sup> day of December 1970.

SIGNED, sealed and delivered in the presence of:

[Signature] \_\_\_\_\_ (SEAL)  
[Signature] \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

California  
STATE OF ~~SOUTH CAROLINA~~ } PROBATE  
COUNTY OF ~~GREENVILLE~~  
Orange

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11 day of December 1970.  
[Signature] \_\_\_\_\_ (SEAL)  
Notary Public for ~~SOUTH CAROLINA~~ California  
My commission expires: 3-25-74

California  
STATE OF ~~SOUTH CAROLINA~~ } RENUNCIATION OF DOWER  
COUNTY OF ~~GREENVILLE~~  
Orange

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, 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 11 day of December 19 70  
[Signature] \_\_\_\_\_ (SEAL)  
Notary Public for ~~SOUTH CAROLINA~~ California  
My commission expires: 3-25-74

RECORDED this 15th day of January 19 71, at 3:42 P. M., No. #16420

11-27-71