

State of South Carolina  
GREENVILLE COUNTY

JAN 23 4 57 PM '71  
OLLIE FARNSWORTH  
R. M. C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That We, Robert M. Austell and Marion D. Austell, hereafter referred to as Grantor, in consideration of the sum of Ten Dollars, other valuable consideration (and / ~~ten dollars~~ paid to Grantors by Thomas L. Brown, III hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, Thomas L. Brown, III, his heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being on the southeastern side of Mount Vista Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 192 in the plat of the Second Revision of Traxler Park, dated March 1923, recorded in Plat Book "F" at Page 115, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a stake on the southeastern side of Mount Vista Avenue, the corner of Lot No. 193, and running thence S. 25-23 E., 198.8 feet to a stake at the corner of Lot No. 206; running thence S. 57-29 W.; 70.56 feet to a stake at the corner of Lot No. 191; turning thence N. 25-23 W., 207.5 feet to a stake on the southeastern side of Mount Vista Avenue; running thence with the southeastern side of said Avenue, N. 64-37 E., 70 feet to an iron pin, the point of beginning.

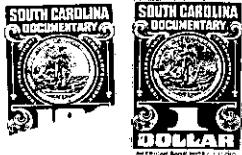
This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property.

For deed into grantors, see Deed Book 819, Page 281.

Grantee, as part of the consideration for this conveyance, assumes and expressly agrees to pay the unpaid balance of \$13,809.22 on the mortgage on said property recorded in R.E.M. Book 1057 at Page 990.

True Consideration See Affidavit

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6.05

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 25<sup>th</sup> day of January, 1971.

Signed, Sealed and Delivered in the Presence of

Margaret K. Hughes  
Thomas M. Patrick

Robert M. Austell (Seal)  
Robert M. Austell  
Marion D. Austell (Seal)  
Marion D. Austell (Seal)

Grantors

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

25<sup>th</sup> day of January, 1971

Thomas M. Patrick (Seal)  
Notary Public for South Carolina

Margaret K. Hughes

My Commission expires January 1, 1978 8 Ap 80

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify:

unto all whom it may concern, that Mrs. Marion D. Austell, wife of the within named Grantor did this day appear before me, and 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 Grantor and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

25<sup>th</sup> day of January, 1971

Thomas M. Patrick (Seal)  
Notary Public for South Carolina

Marion D. Austell  
Marion D. Austell

My Commission expires January 1, 1978 8 Ap 80

Recorded this 25th day of January, 1971, at 4:57 P. M., No. #17167