

APR 13 3 09 PM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Furman O. Burgess

in consideration of Four Thousand Five Hundred and No/100ths (\$4,500.00) ----- Dollars,
and assumption of mortgage
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 THEODORE POWELL AND BRENDA W. POWELL, their Heirs and Assigns,
forever;

ALL of that lot of land in the County of Greenville, State of South Carolina, shown as Lot No. 56, Section 3, on plat of Berea Heights recorded in the R. M. C. Office for Greenville County in Plat Book HHH, at page 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Wardview Avenue at the corner of Lot No. 57, and running thence N 40-40 W 170.7 feet to an iron pin; thence N 15-50 E 100 feet to an iron pin; thence S 40-40 E 167.5 feet to an iron pin on the northwestern side of Wardview Avenue; thence with said Avenue, S 49-20 W 100 feet to the point of beginning and being the same conveyed to me in Deed Book 910, at page 147.

This property is subject to a 10 foot drainage easement as shown on the plat and to restrictions in Deed Book 765, page 19, and easements to the Berea Public Service District together with all other restrictive covenants and easements as may appear on the records of the Greenville County Courthouse.

The Grantees assume and agree to pay the balance due on that mortgage to Travelers Rest Federal Savings and Loan Association in the original sum of \$18,500.00 recorded in Mortgage Book 1182, at page 659, which balance is \$18,500.00.



4.95

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 9th day of April 19 71

SIGNED, sealed and delivered in the presence of:

Furman O. Burgess (SEAL)
Furman O. Burgess (SEAL)

Louise P. Allenburg (SEAL)
John T. Freeman (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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 9th day of April 19 71

John T. Freeman (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES 2/24/80

Louise P. Allenburg (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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 9th day of April 19 71

John T. Freeman (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES 2/24/80

Frances G. Burgess
Frances G. Burgess

308-1315