

APR 13 1 06 PM '71

KNOW ALL MEN BY THESE PRESENTS, that WE, PAUL L. BAILEY and MARY A. BAILEY
R. M. C.

in consideration of ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH AND DESCRIBED
HEREINBELOW
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto SHIRLEY M. BAILEY, her heirs and assigns forever,

ALL that lot of land with improvements thereon, situate on the western side of Owens Street, in Greenville County, South Carolina, being shown as the greater portion of Lot No. 67 on a Plat of KIRKWOOD HEIGHTS, made by Pickell & Pickell, Engineers, dated October, 1954, and recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, pages 110 and 111, and having according to a more recent plat thereof made by Campbell & Clarkson, Surveyors, dated August 2, 1967, the following metes and bounds, to-wit.

BEGINNING at an iron pin on the western side of Owens Street at the joint front corners of Lots Nos. 66 and 67, and running thence along the common line of said Lots, N. 64-18 W., 190.1 feet to an iron pin in the center of a branch; thence with the center of the branch, the traverse line of which is N. 31-27 E., 70.4 feet, more or less, to a point; thence with the line of Lot No. 68, S. 64-18 E., 11 feet to an iron pin; thence continuing with the line of Lot No. 68, S. 64-18 E., 174.2 feet to an iron pin on Owens Street; thence with the western side of Owens Street, S. 15-34 W., 71 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the Grantors herein by Deed of James Donald Tinsley and Lucille R. Tinsley by Deed dated December 1, 1967, and recorded in Deed Book 834, Page 79, RMC Office for Greenville County, S. C., and is hereby conveyed subject to restrictive covenants, rights-of-way, and easements shown on the aforementioned recorded plat of Kirkwood Heights, and otherwise appearing of public record.

As a part of the consideration for the conveyance of the above described property, the Grantee assumes and agrees to pay the balance due on the mortgage dated August 3, 1967, in the original amount of \$15,800.00 given to Cameron-Brown Company by Terry L. Ramsey, and recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1065, Page 343, which has a present balance due of \$15,687.72.

As a further part of the consideration for this Deed, the Grantors do hereby set over, assign and transfer unto the Grantee, her heirs and assigns, all their right, title and interest in and to any escrow account deposits and insurance policy maintained in connection with the above mortgage loan.

Grantee agrees to pay 1968 Greenville County property taxes.

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 1 day of April 1968.

SIGNED, sealed and delivered in the presence of:

(1) Paul L. Bailey (SEAL)
Paul L. Bailey
(2) Mary A. Bailey (SEAL)
Mary A. Bailey
(3) James D. Tinsley (SEAL)
(4) Jessie B. Baber (SEAL)
Jessie B. Baber - Notary

NORTH CAROLINA PROBATE
STATE OF SOUTH CAROLINA }
COUNTY OF MECKLENBURG }
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 1 day of April 1968.
(4) Jessie B. Baber (SEAL)
Notary Public for South Carolina NORTH CAROLINA
My Commission Expires: Commission Expires 9-29-69

NORTH CAROLINA RENUNCIATION OF DOWER
STATE OF SOUTH CAROLINA }
COUNTY OF MECKLENBURG }
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 1 day of April 1968.
(4) Jessie B. Baber (SEAL)
Notary Public for South Carolina NORTH CAROLINA
My Commission Expires: Commission Expires 9-29-69
RECORDED this 13 day of April 1971
1:06 P. M., No. #23845

235-104-4-35