

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 4 4 25 PM '71

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that JOE B. JONES

in consideration of Two Thousand Five Hundred and No/100-----(\$2,500.00)----- Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH 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 CLAUDE L. GRIFFIN, his heirs and assigns forever:

ALL that piece, parcel or lot of land together with buildings and improvements, situate, lying and being on the Southeastern side of Theodore Circle in Greenville County, S. C., being shown and designated as Lot No. 1 on a Plat of CAROLINA HEIGHTS, Sec. No. 2, made by Dalton & Neves, Engineers, dated October, 1965, and recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, page 161, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantor by deed of Johnnie W. Payne, et al, recorded in Deed Book 878, page 12, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage covering the above described property given by Melvin McCoy Berry to Cameron-Brown Company in the original sum of \$13,200.00 recorded on December 2, 1966, in Mortgage Book 1045, page 601, which has a present balance due of \$12,435.36.

As a further part of the consideration for this deed, the Grantor assigns and transfers to Grantee all his right, title and interest in and to any escrow deposits maintained by the above named mortgagee in connection with the mortgage loan referred to above.

The Grantee agrees to pay Greenville County property taxes for the tax year 1971 and subsequent years.



2.75

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 assigns against the grantor(s) and the grantor'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 29th day of April, 19 71

SIGNED, sealed and delivered in the presence of

Joe B. Jones (SEAL)
Joe B. Jones

John M. Dillard (SEAL)
John M. Dillard
Frances B. Holtzclaw (SEAL)
Frances B. Holtzclaw

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of April 19 71

Frances B. Holtzclaw (SEAL)
Notary Public for South Carolina - Frances B. Holtzclaw
My commission expires 9/15/79

John M. Dillard

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 29th day of April 19 71

John M. Dillard (SEAL)
Notary Public for South Carolina - John M. Dillard
My commission expires 9/15/79

Mrs. Linda D. Jones

RECORDED this 4th day of May 19 71 at 4:25 P. M., No. #25992

166-243-3-102