

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
2:47 PM '71
R. M. C.
FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that We, George R. Burton and Janet L. Burton

in consideration of Three Thousand Five Hundred and No/100 (\$3,500.00)----- Dollars,
and assumption of mortgage set out 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 James Alan Groome and Joan H. Groome, their heirs and assigns forever,

All that certain piece, parcel or lot of land, situate, lying and being on the north side of Forestwood Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 36 on a plat of Thornwood Acres, Plat No. Two, by J. Mac Richardson, April 1959, recorded in the RMC Office for Greenville County in Plat Book MM, at Page 105, and having such metes and bounds as shown thereon, reference to said plat being craved for a complete and detailed description thereof.

Subject to protective covenants, easements and rights-of-way as appear of record and on the premises.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of Carolina Federal Savings & Loan Association in the original amount of \$18,700.00, recorded in the RMC Office for Greenville County in Mortgage Book 1103, at Page 471, and having a present principal balance due thereon of \$18,015.70.

This is the same property as that conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 852 at Page 441.

Greenville County
Stamps
Paid \$ 385
Act No. 300 Sec. 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 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 3rd day of September 1971

SIGNED, sealed and delivered in the presence of:

George R. Burton (SEAL)
GEORGE R. BURTON (SEAL)
Janet L. Burton (SEAL)
JANET L. BURTON (SEAL)

Thomas S. Conroy
Lynne L. Wilson

STATE OF SOUTH CAROLINA
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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) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of September 1971

Thomas S. Conroy (SEAL)
Notary Public for South Carolina
My commission expires 4/7/79

Lynne L. Wilson

STATE OF SOUTH CAROLINA
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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 3rd day of September 1971

Thomas S. Conroy (SEAL)
Notary Public for South Carolina
My commission expires 4/7/79

Janet L. Burton
JANET L. BURTON

RECORDED this 10th day of September 1971 at 2:47 P. M., No. 7506

276-161-1-141