

FILED
GREENVILLE CO. S.C.
48 PM '74
DONNIE S. TANKERSLEY
R.M.C.

TITLE TO REAL ESTATE - Law Offices of Thomas C. Brosey, P.A., Greenville, South Carolina
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, Benjamin N. Rushing

in consideration of Three Thousand Three Hundred Eighty-Five and 94/100---(\$3,385.94)----Dollars, and assumption of mortgage as 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 Larry E. Smith and Nancy B. Smith, their heirs and assigns forever;

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Patti Drive and being known and designated as Lot No. 3 on a plat of STAUNTON HEIGHTS Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book "RR" at Page 167, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Patti Drive at the joint front corner of Lots 3 and 4 and running thence with the common line of said lots S. 13-0 E. 160.3 feet to an iron pin at the joint rear corner of said lots; thence S. 81-33 W. 95.29 feet to an iron pin; thence N. 13-0 E. 152.6 feet to an iron pin on Patti Drive; thence with said Drive N. 77-0 W. 95 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

The Grantees herein assume and agree to pay that certain mortgage to Fidelity Federal Savings & Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1260 at Page 162 in the original amount of \$20,425.00 and having a present balance of \$20,114.06.



Greenville County
3-85

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 5th day of September 19 74

SIGNED, sealed and delivered in the presence of:

Benjamin N. Rushing (SEAL)
Benjamin N. Rushing

Thomas C. Brosey
Harry H. Ballens

_____ (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 5th day of September 19 74

Thomas C. Brosey (SEAL)
Notary Public for South Carolina

Harry H. Ballens

My Commission Expires 4/7/79.

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)' 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

5th day of September 19 74
Thomas C. Brosey (SEAL)
Notary Public for South Carolina

Dorothy H. Rushing
Dorothy H. Rushing

My Commission expires 4/7/79.

RECORDED this 6th day of SEP 6 1974 at 1:48 P. M. No. 6599

REC-30

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