

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

Know All Men by These Presents:

That WE, GAGE M. MERSEREAU AND SYDNA H. MERSEREAU

in consideration of the sum of Two Thousand Seven Hundred Seventy Two and 22/100---DOLLARS, (\$2,772.22) and assumption of the mortgage referred to below in the State aforesaid, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JAMES R. FREELAND AND JOYCE C. FREELAND, Their Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Southeast side of Barbara Avenue, near the City of Greenville in Greenville County, South Carolina, being shown as Lot No. 285 on Plat of Property of Robert J. Edwards, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, Page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Barbara Avenue at the joint front corner of Lots 284 and 285 and runs thence along the Line of Lot 284, S. 47-00 E. 200 feet to an iron pin; thence S. 43-00 W. 100 feet to an iron pin; thence with the line of Lot 286, N. 47-00 W. 200 feet to an iron pin on the Southeast side of Barbara Avenue; thence along Barbara Avenue, N. 43-00 E. 100 feet to the beginning corner.

This is the same property conveyed to us by deed of Albert W. Ebelein and Johnnie C. Ebelein, dated October 22, 1968, recorded in the RMC Office for Greenville County in Deed Book 854, Page 426.

The grantees herein assume and agree to pay that mortgage given by Gage M. Mersereau and Sydna H. Mersereau to C. Douglas Wilson & Co., for \$23,500.00, dated October 22, 1969, recorded in the RMC Office for Greenville County in Mortgage Book 1106, Page 623, on which there remains unpaid a principal balance of \$23,227.78. We also hereby assume the obligations of the grantors under the terms of the instrument creating the* This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements* and rights of way, if any, affecting the above described property. loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s) Heirs and Assigns against the grantor(s) and the grantor's (s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's (s) hand and seal this 9th day of December in the year of our Lord One Thousand Nine Hundred and sixty nine

Signed, Sealed and Delivered in the Presence of

Nancy C. Hunter
Patrick C. Fant

Gage M. Mersereau (Seal)
Sydna H. Mersereau (Seal)
(Seal)
(Seal)
Greenville County (Seal)
Stamps 330 (Seal)



State of South Carolina, }
Greenville County

Personally appeared before me Nancy C. Hunter

and made oath that s he saw the within named grantor(s) Gage M. Mersereau and Sydna H. Mersereau deliver the within written deed, and that she, with Patrick C. Fant sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 9th day of December, A. D. 19 69

Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission expires, 4-17-79

Nancy C. Hunter

State of South Carolina, }
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sydna H. Mersereau wife of the within named Gage M. Mersereau did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto James R. Freeland and Joyce C. Freeland their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of December, A. D. 19 69

Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission expires: 4-17-79

Sydna H. Mersereau

271-1105-1-101