

FILED
GREENVILLE CO. S. C.
JUN 11 12 10 PM '70
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, Russell R. Ledford and Nell B. Ledford

in consideration of SIX THOUSAND NINE HUNDRED NINE AND 91/100 (\$6,909.91) ----- Dollars,
and the assumption of a 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 RICHARD T. RICHMOND & MARGARET M. RICHMOND, their heirs and assigns, forever:

ALL THAT PIECE, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as Lot No. 32 on Carlton Drive, according to a plat of Pine Valley Estates, Section 1, made by Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County, in Plat Book MM at page 138, and according to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on the western side of Carlton Drive at the joint front corner of Lots 31 and 32; and running thence S. 65-02 W. 223.8 feet to an iron pin; thence S. 10-52 E. 20 feet to an iron pin; thence S. 44-57 E. 119.5 feet to an iron pin; thence N. 51-14 E. 196 feet to an iron pin at joint front corner of Lots 32 and 33; thence along Carlton Drive, N. 26-36 W. 85 feet to the beginning corner.

THIS being the same property conveyed to us by deed of Neil T. Goodyear, said deed being recorded in the R. M. C. Office for Greenville County in Deed Book 883 at page 250, January 26, 1970.

THIS deed is made subject to any restrictions and easements that appear of record, on the recorded plat, or on the premises.

AS PART of the consideration the grantees herein assume and agree to pay that certain mortgage in favor of Carolina Federal Savings & Loan Association, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 1110 at page 285, in the original amount of \$20,500.00, and with a present balance of \$20,090.09.



Greenville County
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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 11th day of June, 1970

SIGNED, sealed and delivered in the presence of:

Seabrook L. Marchant
Wendie G. Harts

Russell R. Ledford (SEAL)
Nell B. Ledford (SEAL)

(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 11th day of June, 1970

Wendie G. Harts (SEAL)
Notary Public for South Carolina.
Comm Exp 9-15-77

Seabrook L. Marchant

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)'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

11th day of June, 1970

Wendie G. Harts (SEAL)
Notary Public for South Carolina.
Comm Exp 9-15-77

Nell B. Ledford

RECORDED this 11 day of June 1970 at 12:10 P. M., No 27195

799-2162-1-145