

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

Aug 28 9 31 AM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. H. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Richard Thomas Berry,

in consideration of Nine Thousand Two Hundred Twenty-Nine and 70/100 (\$9,229.70) Dollars, and assumption of mortgage as 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 P & W Enterprises, Inc., its successors and assigns forever:

All that lot of land in Greenville County, State of South Carolina, near the City of Greenville on the western side of Pinefield Drive, being shown as Lot No. 148 on a plat of South Forest Estates, recorded in the RMC Office for Greenville County in Plat Book GG at Page 181, and described as follows:

BEGINNING at an iron pin on the western side of Pinefield Drive, at the joint front corner of Lots 147 and 148, and running thence with the line of Lot 147 S 84-40 W 125.4 feet to an iron pin; thence S 4-55 E 90 feet to an iron pin; thence with the line of Lot 149 N 84-40 E 125.9 feet to an iron pin on the western side of Pinefield Drive; thence with the western side of Pinefield Drive N 5-20 W 90 feet to the point of beginning.

As a part of the consideration the Grantee herein does hereby assume and agree to pay as the same becomes due the balance of \$6,770.30 on that certain mortgage held by Fidelity Federal Savings and Loan Association recorded in Mortgage Book 916, page 152.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEE TO PAY 1970 TAXES.



10.45

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 25th day of August, 19 70.

SIGNED, sealed and delivered in the presence of:

Jo Ann L. Strom (SEAL)
Richard Thomas Berry (SEAL)
Shirley B. Kendrick (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of August, 19 70.

Shirley B. Kendrick (SEAL)
Notary Public for South Carolina.
Jo Ann L. Strom

My Commission Expires November 19, 1979.

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 whatsoever, 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 25th day of August, 19 70.

Shirley B. Kendrick (SEAL)
Notary Public for South Carolina.
Patricia B. Berry
Patricia B. Berry

My Commission Expires November 19, 1979.

RECORDED this 28th day of August, 19 70. 9:31 A. M. No. #4885

- 159-377-10-2