

112 Highland Drive
Greenville, S. C. 29615

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that EUGENE C. BROWN

in consideration of Thirteen Thousand Three Hundred Forty and 06/100 (\$13,340.06) Dollars
and assumption of mortgage indebtedness 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

HAROLD J. MARSCEAU and HAZEL D. MARSCEAU, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the southern side of Linwood Avenue, in Greenville County, South Carolina, being shown and designated as the greater portion of Lot No. 44 on a plat of McSWAIN GARDENS, made by C. O. Riddle, Surveyor, dated July, 1954, recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, page 75, and having according to a more recent plat thereof the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Linwood Avenue at the joint front corners of Lots Nos. 44 and 45 and running thence with the comon line of said lots, S. 53-12 E., 164.9 feet to an iron pin; thence along the line of Lot No. 31, N. 78-23 E., 83.4 feet to an iron pin at the joint rear corners of Lots Nos. 43 and 44; thence a new line transecting Lot No. 44, N. 11-56 W., 155.9 feet to a point on the southern side of Linwood Avenue (said point being S. 80-00 W., 5.3 feet from the joint front corners of Lots Nos. 43 and 44 on Linwood Avenue); thence along the southern side of Linwood Avenue, S. 80-00 W., 82.5 feet to a point; thence continuing along said side of said avenue, S. 65-07 W., 83.2 feet to a point; thence continuing along said side of said avenue, S. 49-53 W., 32.3 feet to the point of beginning.

The above property is the same conveyed to Eugene C. Brown by deed of H. J. Martin and Joe O. Charping by deed recorded in Deed Book 1008, page 175 on October 9, 1974, and is hereby conveyed subject to all rights of way easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree to pay Greenville County property taxes for the tax year 1977 and subsequent years.

As a part of the consideration for this deed the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage given to (OVER) 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 assigns against the grantor(s) and the grantor'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 29th day of

June 19 77

Signed, sealed and delivered in the presence of:

Constance G. Mc Bride
John M. Dillard

Eugene C. Brown (SEAL)
Eugene C. Brown (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 29th day of June 19 77

Constance G. Mc Bride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

John M. Dillard

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 claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 29th

day of June 19 77
Constance G. Mc Bride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

Linda L. Brown

RECORDED this _____ day of _____ 19 _____ at _____

GREENVILLE COUNTY DOCUMENTARY
14.85

(CONTINUED ON NEXT PAGE)

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