

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that M. MURFF BROWN & MARTHA J. BROWN

in consideration of Three Thousand Four Hundred Fifty & No/100---(\$3,450.00)--- Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS 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 J. P. BURTON, his heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being on the South-eastern side of Latham Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 34 on a Plat of FARMINGTON ACRES, Section 2, dated July 21, 1965, revised March 2, 1967, made by Carolina Engineering & Surveying Co., and recorded in the RMC Office for Greenville County, S. C., in Plat Book PPP, page 85, reference to which is hereby craved for the metes and bounds thereof, said lot facing on Latham Drive a distance of 100 feet and running back in parallel lines 155 feet deep.

The above property is the same conveyed to the Grantors by deed of W. M. Rose recorded in Deed Book 832, page 83, and is hereby conveyed subject to 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 Grantee agrees to pay Greenville County property taxes for the tax year 1970 and subsequent years.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given by the Grantors to Carolina National Mortgage Investment Co. recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1075, page 289, on November 2, 1967, which has a present balance due in the sum of \$17,501.53.

As a part of the consideration for this deed the Grantors do hereby set over, assign and transfer to the Grantee all their right, title and interest in and to any insurance policy and escrow deposits maintained by the mortgagee in connection with the above described mortgage loan.



Greenville County
F. 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(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 21st day of February 1970.
SIGNED, sealed and delivered in the presence of
John M. Dillard (SEAL)
Francis B. Holtzclaw (SEAL)
M. Murff Brown (SEAL)
Martha J. Brown (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 21st day of February 1970.
Francis B. Holtzclaw (SEAL)
Notary Public for South Carolina
My commission expires 9/15/79.
John M. Dillard

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 21st day of February 1970.
Francis B. Holtzclaw (SEAL)
Notary Public for South Carolina
My commission expires 9/15/79.
Martha J. Brown
Martha J. Brown
RECORDED 103rd day of February 1970 at 3:49 P. M., No. #18582

-308-B13.3-1-216