

MAR 27 4 22 PM '70
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that James Fred Peden, Sr. and Mamie C. Peden

in consideration of Seventeen Thousand, Six Hundred and Twenty and no/100-----Dollars, (\$17,620.00) and assumption of the mortgage set out herein below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Robert D. McJunkin and

Chester W. Johnston, their heirs and assigns

All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina on the south side of South Carolina Highway 418 and Jenkins Bridge Road, being shown on a plat prepared by Louis C. Godsey, dated June 8, 1967, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a spike in the center of South Carolina Highway 418 at its intersection with a County road and running thence S. 17 - 45 E. 1,470.8 feet to an iron pin; thence S. 85 - 41 E. 497.7 feet to an iron pin; thence N. 46 - 21 E. 627.5 feet to an iron pin; thence N. 11 - 40 W. 1,603 feet more or less to a point in the center of Jenkins Bridge Road; thence with the center of Jenkins Bridge Road in a southwesterly direction to a point in the center of the intersection of Jenkins Bridge Road and South Carolina Highway 418; thence with the center of South Carolina Highway 418 S. 62 - 03 W. 1,034 feet more or less to the point of beginning.

Grantees herein assume and agree to pay the balance due on that certain mortgage given to Blue Ridge Production Credit Association, dated the 7th of November 1968 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1109, Page 349, said mortgage having a present principal balance of \$2,880.00.

This is the same property conveyed to the grantors herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 823, Page 628.

This property is conveyed subject to easements, restrictions and rights-of-way of record.



Greenville County
Stamps
Paid \$ 19.80
Act No. 380 Sec. 1

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 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 27th day of March 19 70.

SIGNED, sealed and delivered in the presence of:

James Fred Peden Sr. (SEAL)

Mamie C Peden (SEAL)

(SEAL)

(SEAL)

Maryellen Langmaid
James B Kelly

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of March 19 70.

James B Kelly (SEAL)

Notary Public for South Carolina.
My commission expires August 21, 1978

Maryellen Langmaid

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 27th day of March 19 70.

Mamie C Peden

James B Kelly (SEAL)

Notary Public for South Carolina.
My commission expires August 21, 1978.

RECORDED this 27th day of March 19 70, at 4:22 P. M., No. #21147

170-5671-1-33.3