

FILED
GREENVILLE CO. S. C.

VOL 893 PAGE 391

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 6 8 27 PM '70
OLLIE FARNSWORTH
R. M. C.

Greenville County
Stamps
Paid \$ 6.05
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that **RACKLEY-HAWKINS, LTD.**
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of **Five thousand three hundred and no/100 (\$5,300.00)** Dollars, and assumption of mortgage indebtedness set forth below the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **SAM YANCEY and MARY W. YANCEY, their heirs and assigns, forever:**

ALL that piece, parcel or lot of land on the Northern side of Woodmont Circle and the Western side of the right of way of the New Augusta Road (U. S. Highway No. 25), being a portion of Lots 1, 2 and 4, Block C, on a Plat of BROOKFOREST, dated August 1950, recorded in the RMC Office for said County and State in Plat Book BB, pages 40 and 41, and being shown as Lot No. 2 on a Plat of Revision of Lots 1, 2 and 13, BROOKFOREST, made by Jones Engineering Services, dated December 1969, recorded in the RMC Office for said County and State in Plat Book 4D, page 43, and having, according to said last mentioned plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Woodmont Circle at the joint front corner of Lots Nos. 1 and 2 as shown on Plat Book 4D, page 43, and running thence along the common line of said lots, N. 5-53 W., 151.2 feet to an iron pin at the joint rear corner of said lots (said pin being the common joint rear corner of Lots Nos. 1 and 2, Block C, shown on Plat Book BB, pages 40 and 41); thence N. 55-42 E., 92.5 feet to an iron pin on the Western edge of the right of way of the new Augusta Road; thence along the Western edge of the right of way of the new Augusta Road, S. 8-54 E., 180 feet to an iron pin on Woodmont Circle; thence along the Northern side of Woodmont Circle, S. 74-37 W., 90 feet to an Iron pin, the beginning corner.

The above described property is the same conveyed to the Grantor by deed of James P. Moore and Otis P. Moore recorded in the RMC Office for Greenville County, S. C. in Deed Book _____, page _____, 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 affecting said property.

As a part of the consideration for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage covering the above described property given by Rackley-Hawkins, Ltd. to Fidelity Federal Savings and Loan Association in the original sum of \$15,000.00, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1146, page 204.

The Grantees agree to pay Greenville County property taxes for the tax year 1970 and subsequent years.

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 does hereby bind itself and its successors 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 of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 6th day of July 19 70.

SIGNED, sealed and delivered in the presence of:

RACKLEY-HAWKINS, LTD.

(SEAL)

A Corporation

By:

President

Secretary

John M. Dillard
John M. Dillard
Frances B. Holtzclaw
Frances B. Holtzclaw

Eugene Daibley
Eugene Daibley
Joe E. Hawkins
Joe E. Hawkins



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 6th day of July 19 70.
John M. Dillard (SEAL)
John M. Dillard

Notary Public for South Carolina
My commission expires: 9/15/79



RECORDED this 6 day of July 19 70, at 3:37 P. M., No. 364