

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
OCT 22 1 25 PM '70
OLLIE FARNSWORTH
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that AMERICAN CREDIT COMPANY OF POINSETT, INC.

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 Two Thousand Forty-one and 51/100 (\$2,041.51) and assumption of mortgage as herein set out, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto W. Ben Rowland, his heirs and assigns forever: -----Dollars,

All that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as a part of Lot No. 33 as shown on a plat of Looper and Yown property recorded in the RMC Office for Greenville County in Plat Book F at page 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Gordon Street, which iron pin is 233 feet from the southwestern intersection of Gordon Street with White Horse Road, and running thence S. 3-25 W. 207.8 feet to an iron pin; thence S. 79-45 W. 48.6 feet to an iron pin; thence N. 3-13 W. 204.0 feet to an iron pin on the southern side of Gordon Street; thence along the southern side of Gordon Street N. 79-45 E. 73.3 feet to an iron pin, the point of beginning.

This property is the same property as was conveyed to American Credit Company of Poinsett, Inc. by deed of W. D. Willard and Dorothy L. Willard dated October 29, 1969, and recorded October 31, 1969, in Deed Book 878 at page 462 of the RMC Office for Greenville County.

This conveyance is subject to all easements and rights of way of record.

As a part of the consideration herein, the Grantee agrees to assume that certain mortgage to C. Douglas Wilson & Company assigned to Suburbia Federal Savings & Loan Association, Garden City, New York, recorded March 5, 1962, in Mortgage Book 883 at page 349 in the RMC Office for Greenville County, the present balance on said mortgage being Four Thousand One Hundred Fifty-eight and 49/100 Dollars (\$4,158.49).



2.75

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 against the grantor and its successors and against every person whatsoever lawfully claiming or to claim the same or 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 21 day of October 1970. AMERICAN CREDIT COMPANY OF POINSETT, INC. (SEAL)

SIGNED, sealed and delivered in the presence of:

A Corporation
By:

R. L. Watford
A. Mann Quattlebaum

[Signature]
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 21 day of October 1970.

A. Mann Quattlebaum (SEAL)
Notary Public for South Carolina.
My commission expires: 7/24/80

R. L. Watford

RECORDED this 22nd day of October 1970 at 4:25 P. M., No. 9699

-164-230-6-4