

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
JAN 21 10 39 AM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM E. EASTERLIN, JR., & LINDA D. EASTERLIN

in consideration of Seven Hundred and No/100 (\$700.00) and assumption of mortgage Dollars
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 DARRYL WAYNE BABB, His Heirs and Assigns, Forever:

ALL that piece, parcel or lot of land together with buildings and improvements, situate, lying and being on the Southwestern side of Elberta Street in Greenville County, South Carolina, being shown and designated as the rear portion of Lots Nos. 1, 2, and 3, Block F, on a Plat of BEUNA VISTA, recorded in the RMC Office for Greenville County, S. C., in Plat Book W, pages 11 and 29, and having according to a plat of the property of William E. Easterlin, Jr. and Linda D. Easterlin made by H. C. Clarkson, Jr., Surveyor dated July 20, 1970, the following metes & bounds to-wit:

BEGINNING at an iron pin on the Southwestern side of Elberta Street at the common corner of Lots Nos. 1 and 18, Block F, and running thence along the Southwestern side of Elberta Street, N. 47-08 W. 65 feet to an iron pin; thence a new line through Lots Nos. 1, 2, and 3, S. 42-52 W. 105 feet to an iron pin; thence along the line of Lot No. 4, S. 47-08 E. 65 feet to an iron pin; thence along the line of Lot No. 18, S. 42-52 E. 105 feet to an iron pin, the beginning corner.

The above property is the same conveyed to the Grantors by deed of John R. Cooley, et al recorded in Deed Book 895, Page 401 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.

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 to Carolina National Mortgage Investment Co., Inc., in the original amount of \$10,150.00 dated August 4, 1970, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1162, Page 417, on which there is a present balance due in the amount of \$10,125.12.

As a further part of the consideration for this deed the Grantors assign and transfer to the Grantee all right, title and interest in and to any escrow deposits maintained by the above named mortgagee in connection with the mortgage loan referred to above.

Grantee agrees to pay Greenville County property taxes for the tax year 1971 and subsequent years.



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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 20th day of January 19 71.

SIGNED, sealed and delivered in the presence of

William E. Easterlin, Jr. (SEAL)
William E. Easterlin, Jr.
Linda D. Easterlin (SEAL)
Linda D. Easterlin
Nancy C. Hunter (SEAL)
Nancy C. Hunter
John M. Dillard (SEAL)
John M. Dillard

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 20th day of January 19 71.

John M. Dillard (SEAL)
Notary Public for South Carolina John M. Dillard
My Commission expires: 9-15-79

Nancy C. Hunter
Nancy C. Hunter

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

20th day of January 19 71.

John M. Dillard (SEAL)
Notary Public for South Carolina John M. Dillard
My Commission expires: 9-15-79
RECORDED this 21 day of January 19 71 at 10:19 A. M., No. 16874

Linda D. Easterlin
Linda D. Easterlin

211-415.5-5-1