

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARMSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Wade H. Ponder and Karen W. Ponder

Seven Thousand Five Hundred and no/100 (\$7,500.00)-----  
in consideration of and assumption of mortgage as set out below, Dollars,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Charles M. Felton and Gwendolyn M. Felton, their heirs and assigns, forever:

All that lot of land in Greenville County, South Carolina, at the southeastern corner of Hillbrook Road and Braddock Drive near the Town of Taylors, being shown as Lot No. 134 on plat of Brook Glenn Gardens recorded in Plat Book JJJ at page 85 in the RMC Office for Greenville County.

Being the same property conveyed to the grantors by deed recorded in Deed Book 819 at page 650 in the RMC Office for Greenville County.

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

As part of the consideration for this conveyance grantees assume and agree to pay the balance due on the mortgage held by First Federal Savings & Loan Association recorded in Mortgage Book 1057 at page 636 in the RMC Office for Greenville County, upon which there is a balance due of \$17,562.72.



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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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 23 day of January 19 71.

SIGNED, sealed and delivered in the presence of:

John S. Chico (SEAL) Wade H. Ponder (SEAL)  
John S. Chico (SEAL) Karen W. Ponder (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23 day of January 19 71.

John S. Chico (SEAL) John M. Sherr  
Notary Public for South Carolina  
My commission expires: 8-4-79.

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, 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

23 day of January 19 71. Karen W. Ponder  
John S. Chico (SEAL) Karen W. Ponder  
Notary Public for South Carolina  
My commission expires: 8-4-79.

RECORDED this 26th day of January 19 71, at 8:54 A. M., No. #17206

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72-4-137