

FILED
GREENVILLE CO. S.C.
JAN 27 2 37 PM '71
OLLIE FARNSWORTH
R.H.C.

TITLE TO REAL ESTATE—Hubert E. Nolin, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, BROADUS EUGENE MOODY and SARA ANN MOODY,

in consideration of \$4,400.00 and assumption of mtg. to Aiken Loan & Security Co. Dollars,
in the sum of \$15,603.21

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto
CLYDE L. PARHAM and GERTRUDE T. PARHAM, their heirs and assigns forever,

ALL that certain lot of land lying in the State of South Carolina, County of Greenville, at the northeastern corner of Astor Street and Mimosa Drive, being shown as Lot No. 36 on plat of McSwain Gardens, recorded in the RMC Office for Greenville County in Plat Book GG, at page 75, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Mimosa Drive, joint corner of Lots Nos. 36 and 37, and running thence along the line of Lot No. 37 N. 25-17 W. 163.3 feet to an iron pin in line of Lot No. 38; thence along line of Lots Nos. 38 and 35, S. 64-19 W. 110 feet to an iron pin on the eastern side of Astor Street; thence along Astor Street S. 25-41 E. 163.4 feet to an iron pin; thence along the curve of the intersection of Astor Street and Mimosa Drive S. 80-30 E. 26.4 feet to an iron pin on the northern side of Mimosa Drive; thence along Mimosa Drive N. 55-04 E. 97.5 feet to the point of beginning.

This property is sold subject to all existing and recorded easements, rights of way and reservations pertaining to said subdivision and as recorded in the RMC Office for Greenville County and as shown on said plat.



4.95

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 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 27 day of January 19 71.

SIGNED, sealed and delivered in the presence of:
Broadus Eugene Moody (SEAL)
Sara Ann Moody (SEAL)
Geraldine Stelch (SEAL)
Hubert E. Nolin (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

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 27 day of January 19 71
Geraldine Stelch (SEAL)
Notary Public for South Carolina.
My Commission Expires: July 14, 1977.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER

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 19 71
Sara Ann Moody (SEAL)
Hubert E. Nolin (SEAL)
Notary Public for South Carolina.

My Commission Expires: July 14, 1977
RECORDED this 28 day of January 19 71 at 2:21 P. M., No. 17509

271-2773-5-2