

FILED GREENVILLE CO. S. C.

FEB 5 2 05 PM '71

OLLIE FARNSWORTH R.H.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that JAMES I. McCULLOCH, JR. AND DORIS A. McCULLOCH

in consideration of Three Thousand Five Hundred and No/100-----Dollars, and assumption of mortgage described 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 ADOLPH JOSEPH KLEIN, JR. AND CAROLYN B. KLEIN, their heirs and assigns;

ALL that lot of land with improvements lying on the Northwestern side of Edwards Road in Greenville County, South Carolina, being shown as Lot No. 70 and a small triangular portion of Lot No. 69 on a Plat of PINEBROOK, made by W. N. Willis, Engineer, dated March 27, 1951, and recorded in the RMC Office for Greenville County, S. C., in Plat Book Z, page 148, and having according to a more recent plat thereof prepared by H. C. Clarkson, Jr., R. L. S., dated June 13, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Edwards Road at the corner of Lot No. 70 and property now or formerly owned by W. T. Bridwell, and running thence along the common line of said properties, N. 33-31 W. 160.5 feet to an iron pin; thence along the line of Lot No. 23, S. 47-02 W. 75.3 feet to an iron pin at the joint rear corners of Lots Nos. 69 and 70; thence running a new line through Lot No. 69, S. 30-29 E. 178.05 feet to an iron pin on Edwards Road; thence along the Northwestern side of Edwards Road, N. 37-13 E. 89.5 feet to an iron pin, the beginning corner.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

As a part of the consideration hereof, the grantees agree to assume and pay, according to its terms, that certain note and mortgage given to Cameron-Brown Company, on which there is a balance due of \$14,472.83; said mortgage being recorded in Mortgages Volume 1161, Page 165.

This is the same property conveyed to the grantors by deed recorded in the RMC Office for Greenville County, S. C., in Deed Volume 899, Page 485.



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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 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 5th day of February 19 71 SIGNED, sealed and delivered in the presence of: Peggy McKinnis, Edward R. Hammer, James I. McCulloch Jr., Doris A. McCulloch

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE } PROBABE 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 5th day of February 19 71 Edward R. Hammer (SEAL) Peggy McKinnis Notary Public for South Carolina. My Commission Expires September 3, 1979

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 5th day of February 19 71 Edward R. Hammer (SEAL) Doris A. McCulloch Notary Public for South Carolina. My Commission Expires September 3, 1979

RECORDED this 5th day of February 19 71 at 2:05 P. M., No. #18198

271-11511-6-2