

STATE OF SOUTH CAROLINA } OLLIE FARNSWORTH  
COUNTY OF GREENVILLE } R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that we, Joel Dean and JoAnna P. Dean, of the County and State aforesaid,

in consideration of Five Thousand (\$5,000.00) 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

Jefferson K. Aiken, Sr., and Jane H. Aiken, their heirs and assigns forever, the following described property:

All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, in the State of South Carolina, County of Greenville on the southern side of Fairhaven Drive, being known and designated as Lot No. 210 of a subdivision known as Orchard Acres, Section 4, as shown on a plat thereof prepared by Piedmont Engineers and Architects, dated May, 1963, and recorded in the R.M.C. Office for Greenville County in Plat Book YY, at page 115, and according to the plat above referred to, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Fairhaven Drive at the joint front corner of Lots 209 and 210, and running thence S. 86-39W. 96 feet to an iron pin, joint front corners of Lots 210 and 211; thence S. 3-21 E. 164 feet to an iron pin, joint rear corners of Lots Nos. 210 and 211; thence running S. 88-15 E. 96.2 feet to an iron pin, joint rear corners of Lots Nos. 210, and 209; thence N. 3-21 W. 168.8 feet to an iron pin on the south side of Fairhaven Drive, joint front corners of Lots Nos. 209 and 210, the point of beginning. This is the same property conveyed to the grantors by deed recorded in the RMC Office in Deed Book 823, page 23.

This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

As a part of the consideration herein, the grantees agree to assume and pay the balance due on a certain mortgage, in the original amount of \$19,000.00, on which there remains a balance of approximately \$18,000.00, given to Aiken Loan and Security Company, recorded in the R.M.C. Office for Greenville County, South Carolina, in Book 1062, at page 247.

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 (he) 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 1st day of March, 19 71.

SIGNED, sealed and delivered in the presence of:

Seabrook L. Marchant  
James H. Aiken



Joel Dean (SEAL)  
Joanna P. Dean (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

550

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 the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 1st day of March, 1971.

James H. Aiken (SEAL)  
Notary Public for South Carolina.

Seabrook L. Marchant

My commission expires: 1-13-80.

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 1st day of March, 1971.

James H. Aiken (SEAL)  
Notary Public for South Carolina.

Joanna P. Dean

My commission expires: 1-13-80

RECORDED this 1st day of March 19 71 at 12:48 P. M., No. #20020

173-31-76-2