

State of South Carolina
GREENVILLE COUNTY

HAR 1 1971
GREENVILLE CO. S.C.
R.M.C. OFFICE
FARMINGWORTH

TITLE TO REAL ESTATE

Know All Men by These Presents:

That James R. Wilson, hereafter referred to as Grantor, in consideration of the sum of Ten Dollars, other considerations and assumption of ~~XXXXXX~~ paid to Grantor by Samuel B. Huffling mortgage set out below hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee Samuel B. Huffling, his heirs and assigns,

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southwesterly side of Pinefield Drive, near the City of Greenville, South Carolina, being known and designated as Lot 188 on a plat of Addition I of South Forest Estates, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EE at Page 195, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Pinefield Drive, said pin, being the joint front corner of Lots 187 and 188, and running thence with Pinefield Drive, S. 45-35 E., 80 feet to an iron pin, the joint front corner of Lots 188 and 189; thence with the common line of said lots, S. 44-25 W., 230 feet to an iron pin, the joint rear corner of Lots 188 and 189; thence N. 50-13 W., 80.25 feet to an iron pin, the joint rear corner of Lots 187 and 188; thence with the common line of said lots, N. 44-25 E., 236.5 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, affecting the above described property. For deed into grantor, see Deed Book 853 at Page 14.

As part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$ 17,217.18. on that certain mortgage given by Alfred C. Crook to C. Douglas Wilson Co. in the face amount of \$17,900.00, dated February 2, 1968, and recorded on February 2, 1968, in the R.M.C. Office for Greenville County in Mortgage Book 1083 at Page 219.

For True Consideration See Affidavit
Book 33 Page 169

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TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 27 day of February, 19 71.

Signed, Sealed and Delivered in the Presence of

Thomas M. Out
Frauces H. Heacon

James R. Wilson (Seal)
James R. Wilson (Seal)
Grantor (Seal)



STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

27 day of February, 19 71
Thomas M. Out (Seal)
Notary Public for South Carolina

My Commission expires January 1, 197 4-17-79

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Brenda H. Wilson, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

27 day of February, 19 71
Thomas M. Out (Seal)
Notary Public for South Carolina

My Commission expires January 1, 197 4-17-79

Brenda H. Wilson

Recorded this 1st day of March, 19 71, at 10:05 A. M., No. #19984

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1-59-32-3