

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED IN DEED BOOK CO. S. C. JAN 30 12 09 PM 1963 OLLIE F. GIBTH R. M. C.

Know All Men by These Presents:

That I, JAMES ARNOLD AKINS, in the State aforesaid, in consideration of the sum of One Thousand Two Hundred and 00/100 (\$1,200.00) -- DOLLARS, and assumption of the mortgage referred to below; to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said GERALD KENNETH TREAT and BETTY JEAN TREAT, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northeast side of Willow Springs Drive in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 7, Block D, Section 2, on plat of East Highlands Estates, made by Dalton & Neves, Engineers, May, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "K", Page 44, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Willow Springs Drive at joint front corner of Lots Nos. 6 and 7 of Block D, and running thence with line of Lot No. 6, N. 38-09 E., 158.4 feet to an iron pin on the Southwest side of a five foot strip of land reserved for utilities; thence with the Southwest edge of said reserved strip, N. 48-27 W., 77 feet to an iron pin on the Southeast side of Parkins Mill Road; thence with the Southeast side of said Parkins Mill Road, S. 31-06 W., 130 feet to an iron pin; thence continuing, with the curve of Parkins Mill Road and Willow Springs Drive (the chord being S. 7-10 E., 46.4 feet) to an iron pin on the Northeast side of Willow Springs Drive; thence with the Northeast side of Willow Springs Drive, S. 49-34 E., 28 feet to the beginning corner. (Parkins Mill Road referred to above is now known as Dakota Avenue)

The grantees assume and agree to pay that mortgage given by James Arnold Akins to C. Douglas Wilson & Co. in the original amount of \$8900.00, dated September 10, 1955, recorded in Mortgage Book 651, Page 349, on which there remains unpaid a principal balance of \$ 7247.94.

This is the same property conveyed to the grantor herein by deed of Thomas D. Christopher, dated September 10, 1955, recorded in the R. M. C. Office for Greenville County, in Deed Book 534, Page 147. Grantees to pay 1963 taxes.

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(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 30th day of January in the year of our Lord One Thousand Nine Hundred and sixty three.

Signed, Sealed and Delivered in the Presence of James Arnold Akins (Seal), Joan O. Burgess (Seal), Patrick C. Fant (Seal), and four \$1.00 South Carolina Documentary stamps.

State of South Carolina, Greenville County } Personally appeared before me Joan O. Burgess

and made oath that s he saw the within named grantor(s) James Arnold Akins sign, seal and as his act and deed deliver the within written deed, and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 30th day of January, A. D. 19 63. Notary Public for South Carolina (Seal) Joan O. Burgess

State of South Carolina, Greenville County } RENUNCIATION OF DOWER I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Annie B. Akins wife of the within named James Arnold Akins 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 Gerald Kenneth Treat and Betty Jean Treat, their Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 30th day of January, A. D. 19 63. Notary Public for South Carolina (Seal) Annie B. Akins

Cancelled Documentary stamps attached: S. C. \$ 30th day of January 19 63, at 12:09 P. M., No. 19251

519-264-2-20