

Prepared by JOHN M. DILLARD, Attorney At Law, Greenville, South Carolina

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

MAY 15 12 26 PM 1964

KNOW ALL MEN BY THESE PRESENTS, that

HENRY C. HARDING

in consideration of Three Thousand and no/100 (\$3,000.00) Dollars and assumption of mortgage indebtedness set forth 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 Marvin Brown and Magnolia C. Brown, their heirs and assigns forever:

ALL that lot of land on the Western side of Belle Court in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 11 on a plat entitled "Revised Final Plat Ashland Terrace" made by R. B. Bruce, Reg. L. S., dated August 2, 1963 and recorded in the R. M. C. Office for Greenville County, South Carolina in P at Book DDD, Page 160, reference to which is hereby craved. Said lot faces a turnabout of Belle Court for a frontage of 111.4 feet and runs back with a depth of 189.5 feet.

The above described property is hereby conveyed subject to protective covenants applicable to Ashland Terrace Sub-division recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 730, Page 13, the building setback line shown on the recorded plat, and to utility rights-of-way of public record.

As a part of the consideration for this deed the grantees herein do hereby assume and agree to pay in full the balance due on that certain Note and Mortgage given by Henry C. Harding to First Federal Savings & Loan Association of Greenville, South Carolina, covering the above described property, recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 756, Page 41, upon which there is a balance due in the sum of Seven Thousand Two Hundred and no/100 (\$7,200.00) Dollars.



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 assigns, against the grantor(s) and the grantor'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 23rd day of April 1964.

SIGNED, sealed and delivered in the presence of

Henry C. Harding (SEAL)
Alice E. Ballenger (SEAL)
John M. Dillard (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of April 1964.

John M. Dillard (SEAL) Alice E. Ballenger

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 (twice) 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 grantor(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 23rd day of April 1964.

John M. Dillard (SEAL) Thelma H. Harding

RECORDED this 15th day of May 1964 at 12:26 P. M. No. 32377

156-385-2-46