

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

JUL 29 1964



KNOW ALL MEN BY THESE PRESENTS, that I, William Hammond

in consideration of Twenty-Two Hundred & No/100 (\$2200)-----Dollars,
and assumption of mortgage as set out 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 Douglas F. Pearson and Peggy Ann Pearson, their heirs and assigns:

ALL that piece, parcel or lot of land situate, lying and being on the Southwestern side of Floyd Street in the County of Greenville, State of South Carolina, being known and designated as Lot No. 80 as shown on a plat entitled "Monaghan Subdivision Section Two", made by Piedmont Engineering Service, Greenville, S.C. May, 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book GG at page 151, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Floyd Street at the joint front corner of Lots Nos. 79 and 80, and running thence with the line of Lot No. 79 S. 38-30 W. 160 feet to an iron pin; thence with the rear lines of Lots Nos. 73 and 72 N. 51-30 W. 105 feet to an iron pin at the joint rear corner of Lots Nos. 80 and 81; thence with the line of Lot No. 81 N. 38-30 E. 160 feet to an iron pin on the Southwestern side of Floyd Street; thence with the Southwestern side of Floyd Street S. 51-30 E. 105 feet to the point of beginning.

This conveyance is made subject to restrictive covenants applicable to Monaghan Subdivision, Section Two, recorded in the R.M.C. Office for Greenville County in Deed Book 581 at page 309, and to easements and right of ways for drainage in creek and for sanitary sewer shown on the plat of "Monaghan Subdivision, Section Two" referred to above;

This conveyance is also made subject to an easement for the construction, maintenance and operation of a power distribution line given by J.P. Stevens & Co., Inc. to Duke Power Company, dated September 9, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 584 at page 137.

The Grantees herein expressly assumes and agree to pay the balance due on a certain note and mortgage executed by William A. Hammond on the 18th Day of July, 1963, in the original sum of \$6,600, in favor of Carolina Federal Savings and Loan Association of Greenville, recorded in the RMC Office for Greenville County in Mortgage Book 909, at Page 532, on which there is a balance due of \$6,535.19, as of this date.

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 28th day of July

19 64 .

SIGNED, sealed and delivered in the presence of:

William Hammond (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of July

19 64 .

George Alvin Stone (SEAL)
Notary Public for South Carolina.

Julia K. Williams

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

28th day of July 19 64

George Alvin Stone (SEAL)
Notary Public for South Carolina.

Ann R. Hammond

RECORDED this 29th day of July

19 64, at 9:12

A.M., No. 3296

235-143-1-34