

OCT 27 9 20 AM 1964

BOOK 760 PAGE 353

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that James O. Stevens

in consideration of Fifteen Hundred and No/100 - - - - - Dollars,
and the assumption of a mortgage hereinafter referred to
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Theodore B. Hay, his heirs and assigns forever,

All that certain piece, parcel, or lot of land, with the improvements thereon situate, lying, and being in Butler Township, Greenville County, South Carolina, shown and designated as Lot 31 on a plat of Section I of Lake Forest, recorded in the Office of the R.M.C. for Greenville County, in Plat Book "GG", Page 17, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Shenandoah Drive, joint front corner of Lots Nos. 30 and 31, and running thence N. 32-30 W. 160.5 feet to an iron pin, joint rear corner of Lots Nos. 30 and 31; thence N. 62-45 E. 110 feet to an iron pin, joint rear corner of Lots Nos. 31 and 32; thence S. 32-32 E. 154 feet to an iron pin on the northern side of Shenandoah Drive, joint front corner of Lots Nos. 31 and 32; thence along the northern side of Shenandoah Drive S. 59-20 W. 111 feet to an iron pin, the point of beginning.

DERIVATION: Deed Book 725 at page 480

This conveyance is made subject to that certain mortgage from the grantor herein to C. Douglas Wilson & Company in the original sum of \$14,450.00 being recorded June 24, 1963, in the R. M. C. Office for Greenville County in Mortgage Book 926 at page 141 and having a principal balance this date of \$14,209.56

The grantor herein further agrees by this conveyance that the grantee shall assume all right, title and interest in and to the escrow account on deposit with C. Douglas Wilson & Company in the name of the grantor, and hereby waives any right to same, and to the insurance policy on the improvements located on the above property.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 27th day of October 1964.

SIGNED, sealed and delivered in the presence of:
Walter E. Zallenzer (SEAL)
Robert H. Hay (SEAL)
_____ (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 27th day of October 1964.
Walter E. Zallenzer (SEAL)
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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)' 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 27th day of October 1964.
Robert H. Hay (SEAL)
Notary Public for South Carolina.
RECORDED this 27th day of October 1964, at 9:20 A.M. M. No. #12418

277-2-33
-177-