

FILED
GREENVILLE CO. S. C.

BOOK 767 PAGE 529

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 17 4 14 PM 1965
OLLIE F. NEWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Rachel Burns, of Greenville County,

in consideration of One Dollar and assumption of mortgage set out below -----XXXX Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James I. Burns, Jr., his heirs and assigns forever:

All that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat of Property of Rachel S. Burns prepared October 1960 by C. O. Riddle and recorded in the R. M. C. Office for Greenville County in Plat Book UU at Page 121 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Edwards Road at the joint corner of a subdivision known as Thornwood Acres and running thence along the line of property of Thornwood Acres, S. 14-15 E. 316.7 feet to an iron pin; running thence N. 50-44 W. 270.2 feet to an iron pin on the southeastern side of said Edwards Road; running thence with the southeastern side of said Edwards Road, N. 44-00 E. 189 feet to the point of beginning, containing 0.58 acres, more or less, and being triangular in shape; being a portion of the property conveyed to me by Ealy D. Pircale by deed dated November 4, 1938 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 207, at Page 138.

As a part of the consideration for this conveyance, the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of \$10,500.00 executed by the grantor to First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book 840 at Page 466, the balance due thereon being the sum of \$ 8,856.17 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 16th day of February 1965.

SIGNED, sealed and delivered in the presence of:

Rachel Burns (SEAL)
Rachel Burns

Patrick H. Grayson (SEAL)

Mary S. Martin (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 16th day of February 1965.

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.

Mary S. Martin

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER (WOMAN GRANTOR)
COUNTY OF }

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
day of 19

Notary Public for South Carolina. (SEAL)

RECORDED this 17th day of February 1965, at 4:14 P. M., No. 23249

OUT OF FIG. 1-1-1-1
-271-