

APR 23 2 43 PM 1968

BOOK 842 PAGE 533

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OFFICE OF THE CLERK OF THE COURT
GREENVILLE, S. C.

County Survey Paid \$ 7.15
See Act No.300 Section 1

KNOW ALL MEN BY THESE PRESENTS, that I, J. H. Mauldin, of Greenville County,

in consideration of Exchange of property valued at Six Thousand, Five Hundred (\$6,500.00)---- Dollars,
and the assumption of mortgage 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 Aloysius A. Borgschulte, and Margaret E. Borgschulte, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 21 and the major portion of Lot No. 24 according to a plat of Section III of Brookwood Forest, prepared by Webb Surveying and Mapping Company, December 1965 and recorded in the R. M. C. Office for Greenville County in Plat Book BBB at Page 155 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Charing Cross Road at the corner of Lots 21 and 22, and running thence with the joint line of said lots, N. 73-15 W. 140 feet to an iron pin at the joint corner of Lots 21, 22, 23 and 24; thence with the joint line of Lots 23 and 24, N. 67-0 W. 105 feet, more or less, to a point in the line of property of Don B. Burrell; thence with the line of property of Don B. Burrell, N. 17-55 E. 24.4 feet, more or less, to a point; running thence along the rear line of property of Don B. Burrell, N. 71-41 W. 15 feet, more or less, to a point on the western lot line of Lot 24; thence with the joint line of Lots 24 and 25, N. 17-30 E. 95.1 feet, more or less, to a point on the southern side of Crown Avenue; thence with the southern side of Crown Avenue, S. 70-30 E. 125 feet to an iron pin; thence continuing with the southern side of Crown Avenue, S. 63-30 E. 80 feet to a point; and running thence still with the southern side of said Crown Avenue, S. 41-30 E. 85 feet to a point on the western side of Charing Cross Road; thence with the western side of Charing Cross Road, 95 feet, more or less, to the point of beginning; being a portion of the property conveyed to me by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 819, at Page 543.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat (s), or on the premises.

The grantor, the owner of Crown Avenue, does hereby dedicate to the public for street purposes that portion of Crown Avenue on which Lots 21 and 24 front as is shown on the aforesaid plat.

The grantees herein assume and agree to pay the balance due on that mortgage executed in favor of First Federal Savings and Loan Association of Greenville, recorded in Mortgage Book 1057, at Page 466, on which there is a balance due of \$ 14,000.00.

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 23rd day of April 19 68.

SIGNED, sealed and delivered in the presence of:

J. H. Mauldin (SEAL)
J. H. Mauldin (SEAL)

Mary S. Martin
Patrick H. Grayson



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 19 68

Patrick H. Grayson (SEAL)
Notary Public for South Carolina MY COMMISSION EXPIRES
JANUARY 1, 1970

Mary S. Martin

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 23rd day of April 19 68

Patrick H. Grayson (SEAL)
Notary Public for South Carolina MY COMMISSION EXPIRES
JANUARY 1, 1970

Mary B. Mauldin
Mary B. Mauldin

RECORDED this 24th day of April 19 68 at 2:43 P. M., No. 27634

T 29-1-1-93.1
Act of T 29-1-1-93

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