

JUL 3 10 36 AM 1968

BOOK 847 PAGE 648

TITLE TO REAL ESTATE—Mann & Brissey, Attorneys at Law, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

See Act... \$ 16.50



KNOW ALL MEN BY THESE PRESENTS, that I, J. V. Trotter,

in consideration of Fifteen Thousand and No/100 (\$15,000.00)----- Dollars,
and assumption of mortgage referred to 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

C. Dan Joyner and Katherine P. Joyner, their heirs and assigns forever:

All that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina situate, lying and being on the eastern side of Cleveland Street Extension and being known and designated as Lot No. 5 on a plat of Section E of Gower Estate Sub-division, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book "BBB", at Page 71 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cleveland Street Extension at the joint front corner of Lots Nos. 5 and 6 and running thence along the line of Lot No. 6 N. 71-0 E. 478.8 feet to an iron pin; thence along the northwestern edge of an eighteen (18) foot easement S. 46-26 W. 576.1 feet to an iron pin on the eastern side of Cleveland Street Extension; thence along Cleveland Street Extension N. 19-17 W. 115.2 feet to an iron pin; thence continuing along Cleveland Street Extension N. 7-48 W. 127.5 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the grantor by deed dated May 30, 1967 and recorded in the R. M. C. Office for Greenville County in Deed Book 820, at Page 537.

This conveyance is subject to those restrictions, set back lines, roadway easements and rights-of-way, if any, affecting the above described property, and also those restrictive covenants recorded in the R. M. C. Office for Greenville County in Deed Book 769, at Page 259. This property is also subject to a drainage easement on the northern side and across the lot as shown on the plat referred to above. ALSO, All the grantor's right, title and interest in and to that 18 foot strip of land lying along the southeastern side of the above described lot, over which Mark Tolbert was granted an easement recorded in Deed Book 775, at Page 541. As part of the consideration for this conveyance, the grantees herein assume and agree to pay the balance due on that certain mortgage given to Fidelity Federal Savings & Loan Association dated June 6, 1968 in the original amount of \$30,000.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 1094, at Page 451, the present balance thereon being \$ 30,000.00.

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 12th day of June 19 68
SIGNED, sealed and delivered in the presence of
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF ~~SOUTH CAROLINA~~ KANSAS } PROBATE
COUNTY OF ~~GREENVILLE~~ DOUGLAS }
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 12th day of June 19 68
[Signature] (SEAL)
Notary Public for ~~South Carolina~~ Kansas Iris W. Ailer
My commission expires: September 24, 1970

STATE OF ~~SOUTH CAROLINA~~ KANSAS } RENUNCIATION OF DOWER
COUNTY OF ~~GREENVILLE~~ DOUGLAS }
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 12th, June 19 68
[Signature] (SEAL)
Notary Public for ~~South Carolina~~ Kansas Iris W. Ailer
My commission expires: September 24, 1970

RECORDED this 3rd day of July 1968 at 10:36 A.M., No. 370

539-270.1-1-64