

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JAN 29 4 27 PM 1969

County Stamps Paid \$ 2.20 See Act No.380 Section 1

OLLIE T. NORTH R.M.C.

Know All Men by These Presents:

That WE, CHARLES M. SIOUSSAT AND MARY F. SIOUSSAT

in the State aforesaid,

in consideration of the sum of Two Thousand and No/100 (\$2,000.00) and assumption DOLLARS, of the mortgage referred to below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JAMES L. TOWNSEND, JR. His Heirs and Assigns, Forever:

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the West side of East Avondale Drive in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 2 on Plat of Property of Elizabeth J. Carr, made by Dalton & Neves Engineers, January, 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book "B", Page 181, and having, according to said plat and a survey made by R. W. Dalton, Surveyor June 19, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of East Avondale Drive at joint front corner of Lots 1 and 2, said pin being 584.6 feet in an Easterly and Southerly direction from the Southeast corner of the intersection of East Avondale Drive and North Main Street, and running thence with the West side of East Avondale Drive, S. 10-25 W. 83.5 feet to an iron pin; thence with the line of Lot 3, N. 74-45 W. 204.6 feet to an iron pin; thence N. 15-15 E. 83.3 feet to an iron pin; thence along the line of Lot No. 1 S. 74-45 E. 197.3 feet to an iron pin on the West side of East Avondale Drive, the beginning corner.

The grantee herein assumes and agrees to pay that mortgage given by the grantors to Cameron-Brown Company, dated June 22, 1967, in the original amount of \$18,300.00, recorded in Mortgage Book 1061, Page 185, RMC Office, Greenville County, on which there remains unpaid a principal balance of \$17,956.22.

This is the same property conveyed to us by deed of Pauline B. Potter, dated June 22, 1967, recorded in the RMC Office in Deed Book 822, Page 252. This conveyance is subject to all restrictions, set back lines, roadways, easements and rights of way, if any affecting the above property. Grantee to pay 1969 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 27th day of January in the year of our Lord One Thousand Nine Hundred and sixty nine

Signed, Sealed and Delivered in the Presence of

Nancy O. Collins
Patrick C. Fant

Charles M. Sioussat (Seal)

Mary F. Sioussat (Seal)



State of South Carolina, Greenville County

Personally appeared before me Nancy O. Collins

and made oath that s he saw the within named grantor(s) Charles M. Sioussat and Mary F. Sioussat deliver the within written deed, and that s he, with Patrick C. Fant their sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 27th day of January, A. D. 19 69

Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission expires: 1-1-70

Nancy O. Collins

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary F. Sioussat wife of the within named Charles M. Sioussat did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto James L. Townsend, Jr. his Heirs and Assigns, all her interest and estate,

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of January, A. D. 19 69

Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission expires: 1-1-70

Mary F. Sioussat

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$
Recorded this 29 day of January 19 69 at 4:27 P.M. No. 17888

519-180-1-20