

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

DEC 7 10 14 AM '69

VOL 880 PAGE 306

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. H. C.

KNOW ALL MEN BY THESE PRESENTS, that we, Robert L. Mason and Betty E. Mason

in consideration of Five and no/100 (\$5.00) Dollars and assumption of mortgage as set forth 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 James S. Ryals, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being on the northern side of Eastwood Court in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 4 on a plat of subdivision known as Eastwood Terrace, which plat is recorded in the RMC Office for Greenville County in Plat Book MM at page 34, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on Eastwood Court, joint front corner of Lots Nos. 3 and 4; thence running along Eastwood Court S 57-43 W 63.8 feet to an iron pin; thence N 43-10 W 174.6 feet to an iron pin, joint rear corner of Lots Nos. 4 and 7; thence N 46-40 E 62.5 feet to an iron pin; thence S 43-10 E 186.8 feet to an iron pin, the point of beginning.

For deed into grantors see Deed Book 855, Page 407.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$13,764.55, on that certain mortgage given by the grantors herein to C. Douglas Wilson & Co. in the face amount of \$13,900.00, dated November 5, 1968 and recorded November 6, 1968, in the RMC Office for Greenville County, S. C. in Mortgage Book 1108, at pages 405 and 406.

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 2nd day of December, 19 69.

SIGNED, sealed and delivered in the presence of:

*Robert L. Mason* (SEAL)  
*Betty E. Mason* (SEAL)  
*Jo Ann L. Strom* (SEAL)  
*Mary R. Johnson* (SEAL)

STATE OF SOUTH CAROLINA }  
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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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of December, 19 69.

*Mary R. Johnson* (SEAL)  
Notary Public for South Carolina  
My Commission Expires January 1, 1970.  
*Jo Ann L. Strom* (SEAL)

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

2nd day of December, 19 69.

*Mary R. Johnson* (SEAL)  
Notary Public for South Carolina  
My Commission Expires January 1, 1970.  
*Betty E. Mason* (SEAL)

RECORDED this 2nd day of December 19 69 at 10:14 A. M. No. 12668

159-257-7-23