

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 28 4 27 PM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, JANICE F. POWELL

in consideration of ONE DOLLAR (\$1.00) AND MARITAL PROPERTY SETTLEMENT AND ASSUMPTION OF MORTGAGE 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 A. POWELL, HIS HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot No. 72 on a plat of Peachtree Terrace, Section 2, recorded in the RMC Office for Greenville County in Plat Book BBB, page 154 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern edge of Rosewood Circle, joint front corner of Lots Nos. 71 and 72 and running thence with the line of Lot No. 71, S. 22-40 W. 166.2 feet to an iron pin on the line of J. H. Blakely Property; thence S. 53-00 E. 90 feet to an iron pin; thence N. 26-27 E. 192.85 feet to an iron pin on the southern edge of Rosewood Circle; thence with the edge of said Circle N. 69-36 W. 100 feet to the point of beginning.

This is the same property conveyed to grantor and grantee by deed recorded in the RMC Office for Greenville County in Deed Book 861 at page 161, and is subject to restrictive covenants of record in Deed Book 771 at page 138 and to building set-back lines and easements thereon.

As part of the consideration the grantee herein assumes and agrees to pay that certain mortgage given to Cameron-Brown Company and recorded in the RMC Office for Greenville County in Mortgage Book 1115 at page 585 in the original amount of \$19,000.00, having a present balance of \$18,853.42.

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 8th-- day of January 1970.

SIGNED, sealed and delivered in the presence of:

Carol H. Maddox
William B. Brown

Janice F. Powell (SEAL)

_____ (SEAL)

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 8th day of January 1970.

William B. Brown (SEAL)
Notary Public for South Carolina My commission expires ~~XXXXXX~~ June 13, 1979

Carol H. Maddox

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

WOMAN GRANTOR

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____

(SEAL)
Notary Public for South Carolina. My commission expires Jan. 1, 19____

RECORDED this 28th day of January 1970, at 4:27 P. M., No. #16816

799-MG.2-1-180