

TITLE TO REAL ESTATE--Mann, Foster, Ashmore & Hissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that We, Stephen E. Ashby and Sylvia M. Ashby

in consideration of -----One Thousand and No/100 (\$1,000.00)----- Dollars,
and 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 James M. Griffith and Lois E. Griffith, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the west side of Summitt Drive, being shown as the southeastern portion of Lot 16 on a plat of West Croftstone Acres recorded in the RMC Office for Greenville County in Plat Book E, Page 36, and being more particularly described according to a plat entitled Property of Stephen E. Ashby and Sylvia M. Ashby recorded in the RMC Office for Greenville County, South Carolina in Plat Book 44, at Page, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the west side of Summitt Drive, 250.4 feet from the intersection of Summitt Drive and Old Camp Road, and running thence S. 76-35 W. 159 feet to a point; thence running N. 7-31 W. 86.3 feet to a point; thence running N. 77-35 E. 159.3 feet to a point on the west side of Summitt Drive; thence along the west side of Summitt Drive S. 7-30 E. 83.3 feet to the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to the grantors herein by deed from Eva M. Whitmire Cantrell dated September 18, 1969 recorded in the RMC Office for Greenville County, South Carolina in Deed Book 876, at Page 124.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of Carolina National Mortgage Investment Co., Inc. in the principal amount of \$12,600.00, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1137, at Page 187, and having a present principal balance due thereon of \$12,561.84.



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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 17th day of February 19 70

SIGNED, sealed and delivered in the presence of:

Thomas O. [Signature]
Linda M. Bean

Stephen E. Ashby (SEAL)
Stephen E. Ashby
Sylvia M. Ashby (SEAL)
Sylvia M. Ashby
(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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of February 1970.

Thomas O. [Signature] (SEAL)
Notary Public for South Carolina.
My commission expires Apr. 7, 1979

Linda M. Bean

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
17th day of February 19 70.
Thomas O. [Signature] (SEAL)
Notary Public for South Carolina.
My commission expires April 7, 1979

Sylvia M. Ashby
SYLVIA M. ASHBY

519-1832-1-3