

MAY 4 10 48 AM '70

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

VOL 889 PAGE 201

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH

R. H. C.

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, R. STEPHEN CABANISS and NANCY B. CABANISS,

in consideration of Four Thousand and No/100 (\$4,000.00)----- Dollars, and assumption of the 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

GEORGE WILLIAM FISCHBACH and BONNIE JEAN FISCHBACH, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Kensington Road and being shown and designated as Lot No. 37 on plat of Brook Glenn Gardens, recorded in the RMC Office for Greenville County in Plat Book JJJ, Pages 84 and 85, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the eastern side of Kensington Road, joint front corner of Lots 37 and 38 and running thence with the common line of said lots S 69-05 E 143.8 feet to an iron pin; thence S 22-50 W 107 feet to an iron pin, joint rear corner of Lots 36 and 37; thence with the common line of said lots N 70-41 W 134.1 feet to an iron pin on the eastern side of Kensington Road; thence with the eastern side of said Road N 15-11 E 40.8 feet to a point; thence continuing along said Road N 19-30 E 70 feet to an iron pin, the point of beginning.

Said conveyance is made subject to the restrictions, easements and rights of way of record affecting said property.

Being the same property conveyed to the grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 866, Page 425.

As a part of the consideration for the within conveyance, the grantee herein assumes and agrees to pay the balance due on that certain mortgage in favor of Fidelity Federal Savings & Loan Association in the original amount of \$20,400.00 recorded in the RMC Office for Greenville County April 22, 1969 in Mortgage Book 1123, Page 433, on which there remains due a present principal balance of \$20,160.44.



Greenville County
4.40
Act No. 1

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 30th day of April, 1970

SIGNED, sealed and delivered in the presence of:

Thomas O'Drury
Kenneth M. Bean

R. Stephen Cabaniss (SEAL)
R. Stephen Cabaniss
Nancy B. Cabaniss (SEAL)
Nancy B. Cabaniss (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 30th day of April, 1970.

Thomas O'Drury (SEAL)
Notary Public for South Carolina
My commission expires 4-7-79

Kenneth 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 30th day of April, 1970.

Thomas O'Drury (SEAL)
Notary Public for South Carolina
My commission expires 4-7-79

Nancy B. Cabaniss
Nancy B. Cabaniss

RECORDED this 4th day of May, 1970, at 10:48 A/M., No. #23965

-276-72-4-40