

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

JUN 5 4 51 PM '77

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH
R. H. C.

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, WILLIAM E. SPRADLIN

in consideration of Ten Thousand Eight Hundred and Seventythree and 98/100----- Dollars,
and assumption of mortgage set out below,
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted,
bargained, sold and released, and by these presents do grant, bargain, sell and release unto

TONA A. PARADESES, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 262 of a subdivision known as Sector V. Botany Woods according to a plat thereof prepared by Piedmont Engineering Service, May 1961, and recorded in the R.M.C. Office for Greenville County in Plat Book YY at Pages 6 and 7, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Riviera Drive at the joint front corner of Lots 262 and 263, and running thence with the joint line of said lots, S. 4-20 E. 123.8 ft. to an iron pin at the corner of Lots 262, 263 and 261; thence with the line of Lot 261, S. 87-00 E. 140 feet to an iron pin on the western side of Howell Road; thence with the western side of said Howell Road, N. 0-38 E. 100 feet to an iron pin at the intersection of Howell Road and Riviera Drive; thence with the curve of said intersection, the chord of which is N. 43-36 W. 35.9 feet, to an iron pin on the southern side of said Riviera Drive; thence with the southern side of said Riviera Drive, N. 87-51 W. 125.6 feet to the beginning corner; being the same conveyed to the grantor by deed of J. W. Pitts dated May 18, 1967, and recorded in the R.M.C. Office for Greenville County in Deed Volume 820, Page 70.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

As a part of the consideration, the grantee assumes and agrees to pay that certain mortgage in favor of First Federal Savings & Loan Association of Greenville, recorded in Mortgage Book 1040 at Page 422, upon which there is a balance of \$21,826.02.



Green
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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 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(s) and seal(s) this 9th day of June 1970.

SIGNED, sealed and delivered in the presence of:

William E. Spradlin (SEAL)

Jo Ann L. Starn (SEAL)

Margaret R. Johnson (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 9th day of June 19 70.

Margaret R. Johnson (SEAL)
Notary Public for South Carolina.

My commission expires November 19, 1979.

Jo Ann L. Starn

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

9th day of June 1970.

Margaret R. Johnson (SEAL)
Notary Public for South Carolina.

My commission expires November 19, 1979

Lois M. Spradlin

RECORDED this 9th day of June 19 70 at 4:51 P. M., No. #27063.

271-1513-1-219