

STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville }

LILLIE FARNSWORTH  
 R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that we, James C. Spencer and Lillian M. Spencer

in consideration of -- Nine Thousand Eight Hundred Ninety-Seven and 96/100 -- (\$9,897.96) ----- Dollars, and assumption of mortgage as 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 Robert W. Lavender and Betty L. Lavender, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on Albian Circle in Paris Mountain Township, Greenville County, State of South Carolina, designated as Lot #16 on a plat of property of R. W. Jones, prepared by J. Mac Richardson, R.L.S., on June 23, 1954, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of Lot # 16 near the intersection of Albian Circle and Moss Avenue, and running thence along the East side of Albian Circle N. 2-49 W. 80.3 feet to an iron pin; thence to the East along a curve at the intersection of Albian Circle and Wardview Avenue 32 feet to an iron pin; thence along the South side of said Wardview Avenue N. 77-10E. 121.2 feet to an iron pin; thence S. 19-50 E. 138.1 feet to an iron pin; thence S. 87-32 W. 185 feet to the point of beginning.

For Deed into Grantor see Deed Book 509 at Page 115.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

As a part of the Consideration herein the Grantees agree to assume and pay the balance due on a mortgage due to Fidelity Federal Savings and Loan Association, dated June 24, 1955, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 642 at Page 463, and having a current balance of \$5,102.04.



11.00  
 340 Sec. 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 7<sup>th</sup> day of August 19 70.

SIGNED, sealed and delivered in the presence of:

James C. Spencer (SEAL)  
 James C. Spencer  
Lillian M. Spencer (SEAL)  
 Lillian M. Spencer  
 \_\_\_\_\_ (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 7<sup>th</sup> day of August 19 70.

J. Henry Philpot Jr. (SEAL)  
 Notary Public for South Carolina.  
 My Commission Expires: 11/71  
Judy H. Eller

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  
 day of August 19 70  
J. Henry Philpot Jr. (SEAL)  
 Notary Public for South Carolina.  
 My Commission Expires: 11/71  
Lillian M. Spencer  
 Lillian M. Spencer

RECORDED this 7 day of August 19 70, at 4:19 P. M., No. 3206

308-B15-2-37