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OLLIE FARNSWORTH

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TITLE TO REAL ESTATE--Prepared by PYLE & PYLE, Attorneys M. L. Pyle, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM A. VAN ARSDALE,

In consideration of Seven Thousand Eight Hundred Sixty Four and 36/100--(\$7,864.36) Dollars, and the assumption of a mortgage the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto RALPH F. ARMSTRONG and MARY S. ARMSTRONG, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, and being shown as Lot 458, Section D, of Gower Estates, plat of which is recorded in the RMC Office for Greenville County in Plat Book RR, Pages 192 - 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Pimlico Road at the joint front corner of Lots 457 and 458 and running thence with the common line of said lots, N. 49-18 W. 157.4 feet to an iron pin; thence N. 36-14 E. 30 feet to an iron pin; thence N. 28-37 E. 100.9 feet to an iron pin; thence S. 49-38 E. 160.9 feet to an iron pin on the northwesterly side of Pimlico Road; thence with said road, S. 35-52 W. 130 feet to the point of beginning and being identically the same property conveyed to Grantor by deed recorded in Deed Book 877, at Page 367.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

As a part of the consideration for this conveyance, Grantees agree to assume payment of the balance due on that certain mortgage held by Fidelity Federal Savings and Loan Association of Greenville, South Carolina, recorded in the RMC Office for Greenville County in Mortgage Volume 1114, at Page 359, the present balance of which is \$ 28,635.64

It is understood and agreed that this transfer is subject to all conditions, provisions and warranties enumerated in the purchase and sales contract between Grantor and Grantees dated July 29, 1970.

Witnessing, to have and to hold 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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 13th day of August, 1970

SIGNED, sealed and delivered in the presence of:

C. V. Pyle
Margaret M. Avery



PROBATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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 13th day of August, 1970

C. V. Pyle (SEAL)
Notary Public for South Carolina
My commission expires 1/1/71

Margaret M. Avery

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

Act No. 33, Sec. 1

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 grantor(s) and the grantor'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 13th day of August, 1970

C. V. Pyle (SEAL)
Notary Public for South Carolina
My commission expires 1/1/71

Ernest H. Van Arsdale

RECORDED this 13th day of August, 1970, 10:26 A. M., No. #3595

599-2682-3-6