

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

KNOW ALL MEN BY THESE PRESENTS, that

STEPHEN B. KELNER & JUDITH W. KELNER

OLLIE FARNSWORTH
R. H. C.

in consideration of Six Thousand and Four Hundred Eighty One Dollars & 20/100 --- (6481.20). Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH 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 CLARENCE H. EMMETT, JR. & CAROLYN R. EMMETT, their heirs and assigns forever:

ALL that piece, parcel or lot of land together with buildings and improvements, situate, lying and being on the Northerly side of Evening Way near the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 37 on a Plat of Section 2 of SUNSET HEIGHTS made by Dalton & Neves, Engineers, dated October 2, 1961, and recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 85, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantors herein by deed of Donald E. Baltz, Inc., recorded in Deed Book 813, page 85, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given by the Grantors to C. Douglas Wilson & Co. in the original sum of \$22,600.00 recorded on January 31, 1967, in the RMC Office for Greenville County, S. C., in Mortgage Book 1049, page 157, which has a present balance due in the sum of \$21,518.80.

The Grantees agree to pay Town of Mauldin and Greenville County property taxes for the tax year 1970 and subsequent years.



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 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 18th day of September 1970.

SIGNED, sealed and delivered in the presence of

Ray J. Eldridge
Ralph Z. Blochweider

Stephen P. Kelner (SEAL)
Stephen P. Kelner
Judith W. Kelner (SEAL)
Judith W. Kelner
(SEAL)
(SEAL)

North
STATE OF ~~SOUTH~~ CAROLINA PROBATE
COUNTY OF ~~GREENVILLE~~ Mecklenberg

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

SWORN to before me this 18th day of September 1970.

Edna H. Edwards (SEAL)

Ralph Z. Blochweider

Notary Public for ~~South Carolina~~ North Carolina
My commission expires: *Oct 28, 1974*

North
STATE OF ~~SOUTH~~ CAROLINA RENUNCIATION OF DOWER
COUNTY OF ~~GREENVILLE~~ Mecklenberg

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 18th day of September 1970

Edna H. Edwards (SEAL)

Judith W. Kelner
Judith W. Kelner

Notary Public for ~~South Carolina~~ North Carolina
My commission expires: *Oct 28, 1974*

RECORDED this 23rd day of September 1970 at 3:42 P. N. No. 715 #7209