

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that KEN M. NELSON

in consideration of TEN AND NO/100 (\$10.00) DOLLARS AND LOVE AND AFFECTION FOR MY WIFE PLUS 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 RUBY H. NELSON, her heirs and assigns, forever:

ALL OF MY UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 61, Hudson Road, Pelham Estate, Section I, according to a plat prepared by C. O. Riddle, Registered Surveyor, dated July, 1966, and being recorded in the R.M.C. Office for Greenville County in Plat Book PPP at Pages 28 and 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Hudson Road at the joint front corner of Lots Nos. 60 and 61; thence running S. 58-05 E., 200 feet to an iron pin; thence running S. 31-55 W., 145.9 feet to an iron pin; thence running N. 89-01 W., 251.6 feet to an iron pin; thence running S. 69-40 W., 71 feet to an iron pin on the Eastern side of Hudson Road; thence with Hudson Road N. 47-05 E., 141.2 feet to an iron pin; thence continuing with Hudson Road N. 40-39 E., 100 feet to an iron pin; thence with said Road, N. 34-35 E., 100 feet to an iron pin, the point of beginning. - 202 - 543.6 - 1 - 61

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.

This being the same property conveyed to the Grantor and Grantee by deed recorded July 27, 1972 in Deed Volume 950 at Page 241 in the R.M.C. Office for Greenville County, South Carolina.

As a part of the consideration herein, the Grantee hereby assumes the entire balance due on that certain mortgage to Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1135 at Page 541. The present balance due is \$25,039.60.

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 8th day of July, 1974.

SIGNED, sealed and delivered in the presence of:

Ken M. Nelson (SEAL)
Ken M. Nelson

Grant P. Gilbert (SEAL)

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

SWORN to before me this 8th day of July, 1974.

Grant P. Gilbert (SEAL)
Notary Public for South Carolina
My commission expires: 11/3/74

R. W. Riley

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER NOT NECESSARY, GRANTEE IS WIFE OF GRANTOR

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 197

Notary Public for South Carolina. (SEAL)
My commission expires

RECORDED this JUL 10 1974 19 at M. No. 1006

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