

HORTON, DRAWDY, MARCHBANKS, ASHMORE, GREENVILLE CO. S. C. BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
MAY 10 4 28 PM '76
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, John W. Sells,

in consideration of One (\$1.00) Dollar, Love and Affection

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Cora C. Sells, her heirs and assigns forever,

ALL my undivided one-half interest in and to:

ALL that certain piece, parcel or lot of land, together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, on the Northwest side of Ikes Road and being shown as Lot No. 5 on Plat No. 1 of Homestead Acres prepared by M. Richardson, Surveyor, dated November 1, 1959, recorded in the RMC Office for Greenville County in Plat Book RR, at Page 35 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Ikes Road, at the joint front corner of Lots 4 and 5 and running thence with the line of Lot No. 4, N. 36-40 W. 190.6 feet to an iron pin; thence S. 65-0 W. 50 feet to an iron pin; thence S. 14-19 W. 62.6 feet to an iron pin; thence with the line of Lot No. 6, S. 36-05 E. 160 feet to an iron pin on the Northwest side of Ikes Road; thence along Ikes Road N. 53-55 E. 100 feet to the beginning corner.

- 276 - P16.1 - 1 - 275

This is the same property conveyed to the Grantor and Grantee herein by deed of Wilson M. Dillard, dated June 8, 1964 and recorded on June 9, 1964 in the RMC Office for Greenville County, South Carolina in Deed Book 750 at Page 471.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

The Grantee herein assumes and agrees to pay that certain note and mortgage heretofore executed unto Prudential Insurance Company of America dated 6-11-64, recorded June 9, 1964 in Mortgage Book 961 at Page 287 in the original amount of \$15,675.40.

The Grantee assumes and agrees to pay Greenville County property taxes for the year 1976 and all subsequent years.

3000

4328 RV-2