

TITLE TO REAL ESTATE—Offices of Ear



BOOK 718 PAGE 543

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO.
22 10 26 AM



KNOW ALL MEN BY THESE PRESENTS, that we, Julian M. Swaringen and Betty W. Swaringen, of Greenville County,

in consideration of Eighteen Hundred and No/100-----(\$1800.00) ----- Dollars, and the assumption of mortgages 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 Mauldin Construction Co., its successors and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, located on the southwestern side of Montclair Avenue (formerly Fairview Avenue), being known and designated as Lot No. 15 and the adjoining westerly one-half of Lot No. 16, Block G, of Highland Terrace, shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book K, at Pages 120, 121, and 122, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Montclair Avenue (Fairview Avenue) which iron pin is 67.5 feet in an easterly direction from the southeastern intersection of Townes Street and Montclair Avenue, joint front corner of Lots 14 and 15, Block G; thence along the joint line of said lots, S. 9-52 W. 150 feet to an iron pin in the line of a 15-foot alley; thence along the northeastern side of said 15-foot alley, S. 80-08 E. 75 feet to an iron pin in the line of Lot No. 16, Block G (which iron pin is 25 feet in a southeasterly direction from the rear joint corner of Lots Nos. 15 and 16, Block G); thence N. 9-52 E. 150 feet to an iron pin in the line of Montclair Avenue (formerly Fairview Avenue), which iron pin is 25 feet in a southeasterly direction from the joint front corner of Lots Nos. 15 and 16, Block G; thence along the southwestern side of Montclair Avenue, N. 80-08 W. 75 feet to the point of beginning; being the same conveyed to us by Faust Nicholson and Frances R. Nicholson by deed dated November 21, 1960 and recorded in the R. M. C. office for Greenville County in Deed Vol. 663, at page 320.

The grantee expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by Faust Nicholson and Frances R. Nicholson to Fidelity Federal Savings and Loan Association in the original sum of \$ 13,500.00, recorded in the R. M. C. office for Greenville County in Mortgage Book 664, at page 523, on which there is a balance due of \$ 11,070.01. The Grantee also assumes and agrees to pay the balance due on that certain mortgage executed by the grantors to Faust Nicholson ~~and Frances R. Nicholson~~ in the original sum of \$ 1,600.00, recorded in the R. M. C. office for Greenville County in Mortgage Book 842, at page 505, on which there is a balance due of \$ 1,129.24 as of this date.

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 13th day of February 1963.

SIGNED, sealed and delivered in the presence of:

Mary Ann Brussie
Morgan B. Patten

Julian M. Swaringen (SEAL)
Betty W. Swaringen (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 13th day of February 1963

Rebecca C. Gallaway (SEAL)
Notary Public for South Carolina.

Mary Ann Brussie

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 13th day of February 1963.

Rebecca C. Gallaway (SEAL)
Notary Public for South Carolina.

Betty W. Swaringen
Betty W. Swaringen

RECORDED this 22nd day of March 1963 at 10:26 A. M., No. 23899

-519- 178-4-2