

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, John C. Cothran and Ellis L. Darby, Jr.

in consideration of Twelve Thousand Five Hundred and No/100 (\$12,500.00) Dollars and the assumption of mortgage 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 Betty W. Ballenger, her heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northerly side of Edwards Road, near the City of Greenville, S. C. being known and designated as Lot No. 34, Sector I, of Botany Woods, as shown on a plat thereof prepared by Piedmont Engineering Service and recorded in the RMC Office for Greenville County in Plat Book QQ, at Page 678, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Edwards Road and running thence along the joint line of Lots Nos. 33 and 34 N. 6-40 W 220.8 feet to an iron pin; thence running N 83-02 E 150.0 feet to an iron pin; thence running along the joint line of Lots Nos. 34 and 35 S 5-23 E 225.0 feet to an iron pin on the northern side of Edwards Road; thence running along the said Edwards Road S 84-39 W 145.0 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property.

For deed into grantor, see deed book 813, page 37.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$31,000.00, on that certain mortgage given by the grantors herein to First Federal Savings and Loan Association, in the face amount of \$31,000.00, dated July 17, 1967, and recorded July 17, 1967, in the RMC Office in Mortgage Book 1063, page 559.



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)' hand(s) and seal(s) this 27th day of October 1967.

SIGNED, sealed and delivered in the presence of:

John C. Cothran
Ellis L. Darby, Jr.
Mayor R. Johnson

John C. Cothran (SEAL)
Ellis L. Darby, Jr. (SEAL)

(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)' 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 27th day of October 1967.

Mayor R. Johnson (SEAL)
Notary Public for South Carolina. My Commission expires January 1, 1970

John C. Cothran

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

27th day of October

Mayor R. Johnson (SEAL)
Notary Public for South Carolina. My Commission expires January 1, 1970

Jeanette W. Cothran
Ellis L. Darby

RECORDED this 27th day of October 1967 at 1:16 P.M. No. 12335

-271- P15.13-1-39