

MAY 2 4 44 PM '69

TITLE TO REAL ESTATE--PREPARED BY OLIVE FARNSWORTH  
STATE OF SOUTH CAROLINA } R.M.C.  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that DAVID W. WAYNER

in consideration of Ten (\$10.00) and assumption of mortgage Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JOHN J. BRAUSCH,

All that piece, parcel or lot of land in the city of Greenville, being the major portion of Lot No. 27 and a small portion of the adjoining lot No. 26 on plat of Section C-1, Gower Estates, made by R. K. Campbell and Webb Surveying and Mapping Company July 27, 1962 recorded in the RMC Office for Greenville County, S. C., in plat book YY page 112 and having according to a recent survey made December 1967 by Carolina Engineering and Surveying Company, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northwest side of Ponderosa Road; which iron pin is 11 feet N. 30-51 E. from the joint front corner of Lots Nos. 27 & 28; thence with a new line through Lot No. 27, N. 53-39 W. 181.4 feet to an iron pin in line of Lot No. 31; thence with the line of said lot N. 24-07 E. 125 feet to an iron pin in the rear line of Lot No. 26; thence with a new line through said lot S. 68-50 E. 188.9 feet to an iron pin on the northwest side of Ponderosa Road; thence with the north side of said Road S. 24-11 W. 21 feet to the original joint front corner of Lots Nos. 26 & 27; thence continuing with the northwest side of said Road S. 27-19 W. 10 feet to a point; thence S. 28-13 W. 109.9 feet to a point; thence continuing S. 30-51 W. 31.1 feet to the beginning corner.

The grantee herein assumes and agrees to pay that certain mortgage held by Fidelity Federal Savings and Loan Association in the amount of \$38,000 recorded in vol. 1084 page 223 on which there is a balance due of \$38,000. This conveyance is made subject to mortgage given by David W. Wayner to Roscoe Supply Inc. in the sum of \$4,608.55 recorded in mtg vol 1105 page 21, assigned to grantee herein, and mortgage given to grantee in the amount of \$3,000 recorded in mtg vol 1105 page 23, it being understood and agreed by and between the grantor and grantee that said mortgages will not merge in grantee's title and may be cancelled at his option.

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(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 2 day of May 1969  
SIGNED, sealed and delivered in the presence of: David W. Wayner (SEAL)  
M.M. Wilkins (SEAL)  
Densha C. Hall (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }

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

SWORN to before me this 2 day of May 19 69  
M.M. Wilkins (SEAL) Densha C. Hall  
Notary Public for South Carolina.  
MY COMMISSION EXPIRES JANUARY 1, 19 71

STATE OF SOUTH CAROLINA } RENUCIATION OF DOWER  
COUNTY OF GREENVILLE }

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 2 day of May 1969  
M.M. Wilkins (SEAL) Eloise W. Wayner  
Notary Public for South Carolina.  
MY COMMISSION EXPIRES JANUARY 1, 19 71  
RECORDED this 2 day of May 19 69, at 4:44 P. M., No. 26253

599 - 270.1 - 1 - 34.1