

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

OLLIE FARNSWORTH
R. H. C.

Know All Men by These Presents:

COUNTY OF GREENVILLE

That Artistic Builders, Inc.

in the State aforesaid, in consideration of the sum of Ten Thousand Four Hundred Fifty and No/100 (\$10,450.00)-----DOLLARS, and assumption of mortgage,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

CHARLES L. KELLETT AND FRANCES S. KELLETT, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the southeasterly side of Parliment Road, being shown and designated as Lot No. 49, on plat of Merrifield Park, Section II, recorded in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Page 50, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Parliment Road, joint front corner of Lots Nos. 49 and 50, and running thence with the joint line of said lots S. 43-32 E. 170 feet to an iron pin; running thence N. 48-48 E. 106.4 feet to a point; running thence N. 48-07 E. 13.6 feet to the joint rear corner of Lots Nos. 48 and 49; running thence with the joint line of said lots N. 43-36 W. 164.8 feet to an iron pin on the southeasterly side of Parliment Road; running thence with the southeasterly side of Parliment Road, S. 51-08 W. 120 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground. DERIVATION: Deed Book 881, at Page 43.

Grantees are to pay 1970 taxes.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from the grantor to First Federal Savings and Loan Association of Greenville, South Carolina, said mortgage being in the original amount of \$25,500.00, recorded 12 December 1969, RMC Office for Greenville County, S. C., in Mortgage Book 1144, at Page 98, upon which there is a present balance due of \$25,500.00.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 9th day of February, 1970

Barbara L. Payne
Barbara L. Payne

Signed, Sealed and Delivered in the Presence of

ARTISTIC BUILDERS, INC. (Seal)
BY: *Ray B. Williams* (Seal)
President

Greenville County
Stamps
Pa J \$ 11.55
Act No. 380 Sec. 1

SOUTH CAROLINA DOCUMENTARY 10 DOLLARS (Seal)
SOUTH CAROLINA DOCUMENTARY 10 DOLLARS (Seal)
SOUTH CAROLINA DOCUMENTARY 1 DOLLAR (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 9th day of February, A. D., 1970

Barbara L. Payne (Seal)
Notary Public for South Carolina, Commission Expires October 20, 1979

Barbara L. Payne

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR-CORPORATION"
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____, A. D., 19____

(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. # _____ U. S. \$ _____, 19____, at _____ M., No. #17596

Recorded this 9th day of February 1970

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