

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

FILED GREENVILLE CO. S. C. JUL 16 1970 OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that KENNETH B. EBERHARDT

in consideration of Four Thousand Six Hundred Sixty-three and 51/100 (\$4,663.51) Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto GEORGE S. WALDROP AND MARJORIE W. WALDROP:

ALL that certain piece, parcel or lot of land, situate and located in the County of Greenville, State of South Carolina, lying on the Southern side of Portsmouth Drive and being shown as Lot 10 on a plat of Section 2 of Richmond Hills Subdivision prepared by Carolina Engineering Service, dated April 20, 1965, and recorded in the R. M. C. Office for Greenville County in Plat Book JJJ, at Page 81, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Portsmouth Drive at the joint front corner of Lot 10 and Lot 11 and running thence with the line of Lot 11 S. 16-26 E. 150 feet to an iron pin at the joint rear corner of Lot 10 and Lot 11; thence S. 28-34 W. 150 feet to an iron pin; thence N. 80-30 W. 97.4 feet to an iron pin at the joint rear corner of Lot 9 and Lot 10; thence with the line of Lot 9 in a Northerly direction to an iron pin on the Southern side of Portsmouth Drive at the joint front corner of Lot 9 and Lot 10; thence with the Southern side of Portsmouth Drive N. 52-54 E. 70 feet to an iron pin, the point of beginning.

Being the same property conveyed to the Grantor herein by deed of James A. Sweat, said deed being dated May 7, 1970 and recorded in the R. M. C. Office for Greenville County in Deed Book 889, at Page 357.

As part of the consideration herein, the Grantee agrees to assume that certain mortgage given by the Grantor herein to Security Federal Savings and Loan Association, Greenville, S. C., said mortgage being dated May 7, 1970, and recorded in the R. M. C. Office for Greenville County in real estate Mortgage Book 1154, at Page 521. There is at present an outstanding balance of \$19,936.49 due on said mortgage.



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LEATHERWOOD, WALKER, TODD & MANN

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) 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 15th day of

July 1970

SIGNED, sealed and delivered in the presence of:

Kenneth B. Eberhardt (SEAL)

Adrienne Seawling
Earl G. Pruitt

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

PROBATE

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 15th day of July 1970

Earl G. Pruitt (SEAL)
Notary Public for South Carolina.

Adrienne Seawling

My commission expires 1/2/78

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

15th day of July 1970
Earl G. Pruitt (SEAL)
Notary Public for South Carolina.

Ms. Bobbie T. Eberhardt

My commission expires 1/2/78

RECORDED this 16th day of July 1970, at 3:03 P. M., No. #1283

308-508.2-6-4