

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

VOL 895 PAGE 277

STATE OF SOUTH CAROLINA

REC 3 2 26 PM '70  
OLLIE FARNSWORTH  
R. M. C.

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that John R. New

in consideration of One Dollar (\$1.00) and assumption of mortgage described below,

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 John R. New, as Trustee under Trust Agreement dated July 16, 1970 between John R. New and Carolyn New, individually, and John R. New, Trustee, his successors and assigns:

ALL that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Rowley Street in the County of Greenville, State of South Carolina, and being known and designated as Lot 5 on plat prepared by W. D. Neves, Engineer, dated April, 1912, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lot 4 on the eastern side of Rowley Street and running thence with the line of said lot S. 76-30 E. 196.2 feet to an iron pin; thence N. 30-30 E. 74 feet to a stake; thence N. 84-43 W. 17 feet to a stake; thence S. 20-10 W. 20 feet to a stake; thence N. 76-05 W. 192.7 feet to a stake on the eastern side of Rowley Street; thence with the eastern side of Rowley Street S. 20-20 W. 50 feet to the point of beginning. - 500 - 34 - 2 - 12

ALSO: All that certain piece, parcel or lot of land in Gantt Township, Greenville County, South Carolina, on the northern side of Henderson Avenue and being known and designated as Lot 259 as shown on plat of Augusta Acres, property of Marsmen, Inc., recorded in the R. M. C. Office for Greenville County in Plat Book S, Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Henderson Avenue, joint corner of Lots 259 and 260 and running thence with the line of Lot 260 N. 3-14 W. 233 feet to an iron pin, joint corner of Lots 259 and 257; thence with line of Lot 258 S. 81-47 W. 107.6 feet to an iron pin, joint corner of Lots 258 and 259; thence with line of Lot 258 S. 4-03 E. 215 feet to an iron pin on the northern side of Henderson Avenue; thence with Henderson Avenue S. 88-04 E. 105 feet to an iron pin, the point of beginning. - 155 - 373 - 3 - 7

As a part of the consideration for this conveyance, the Grantee has assumed and agreed to pay the unpaid balance due and owing under a note and mortgage executed by John R. New to The Peoples National Bank, Greenville, South Carolina, dated July , 1970, and having an unpaid principal balance in the sum of \$9,000.00. This is the same property conveyed to the Grantor herein by deed of Frank P. McGowan, Master in Equity for Greenville County, S. C., dated July 9, 1970 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 893, at Page 564.

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 16 day of July 1970.

SIGNED, sealed and delivered in the presence of:

Virginia J. Nalley (SEAL)  
Harvey D. Sanders, Jr. (SEAL)  
John R. New (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(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 16 day of July 1970.

Virginia J. Nalley (SEAL)  
Notary Public for South Carolina.  
My commission expires 1-1-71.  
Harvey D. Sanders, Jr.

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 16

day of July 1970.  
Virginia J. Nalley (SEAL)  
Notary Public for South Carolina.  
My commission expires 1-1-71.  
John R. New