

AUG 14 9 52 AM '70

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

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, Douglas N. Russell and Wanda H. Russell

in consideration of Seven Thousand Six Hundred Sixty-four and 11/100 (\$7,664.11) Dollars,
and assumption of mortgage as 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 Joe H. Mehaffey and Celia S. Mehaffey, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Fernwood Drive, near the City of Greenville, S. C., being known and designated as Lot No. 5 on plat of Section 4, Edwards Forest recorded in the RMC Office for Greenville County, S. C., in Plat Book JJJ at page 82 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Fernwood Drive, said pin being the joint front corner of Lots 4 and 5 and running thence with the common line of said lots N 33-15 W 175 feet to an iron pin, the joint rear corner of Lots 4 and 5; thence S 56-45 W 100 feet to an iron pin, the joint rear corner of Lots 5 and 6; thence with the common line of said lots S 33-15 E 175 feet to an iron pin on the northwesterly side of Fernwood Drive; thence with the northwesterly side of Fernwood Drive N 56-45 E 100 feet to an iron pin, the point of beginning.

For Deed into grantor, see Deed Book 873, page 480.

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

GRANTEES TO PAY 1970 TAXES.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$27,335.89 on that certain mortgage given by Alvin Trammell to Fidelity Federal Savings and Loan Association, in the face amount of \$28,000.00, dated January 23, 1969 and recorded January 24, 1969, in the RMC Office for Greenville County, S. C., in Mortgage Book 1115, page 310.



Greenville County
stamps
Paid \$ 8.80
Act No. 380 Sec. 1

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(s) hand(s) and seal(s) this 4th day of August 1970.

SIGNED, sealed and delivered in the presence of:

Douglas N. Russell (SEAL)
Wanda H. Russell (SEAL)
Walter C. Yates (SEAL)
Wayne R. Johnson (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 4th day of August 1970

Wayne R. Johnson (SEAL)
Notary Public for South Carolina
Walter C. Yates
My commission expires: November 19, 1979

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

4th day of August 1970
Wayne R. Johnson (SEAL)
Notary Public for South Carolina
Wanda H. Russell
My commission expires November 19, 1979

RECORDED this 14th day of August 1970 at 9:52 A. M. No. #3702

276-729.2-1-155