

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

AUG 28 10 23 AM '70

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that FRED B. BEIERS

in consideration of Two Thousand Two Hundred Sixty Three and 01/100--(\$2,263.01) Dollars,
and the assumption of a mortgage
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release

unto CHARLES R. COX, his heirs and assigns forever:

ALL those pieces, parcels or lots of land situate, lying and being in Greenville County and being shown as Lots Nos. 42 and 43 on a plat of Paris View, plat of which is recorded in the RMC Office for Greenville County in Plat Book W, at Page 32, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 41 and 42, which point is located S. 19-06 W. 60 feet from the southwestern corner of the intersection of Montis Drive and Gay Street and running thence with Montis Drive, S. 19-06 W. 120 feet to an iron pin; thence N. 70-54 W. 175.7 feet to an iron pin; thence N. 19-13 E. 120 feet to an iron pin; thence S. 70-54 E. 175.2 feet to the point of beginning and being identically the same property conveyed to grantor by deed recorded in Deed Book 852, at Page 286.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

As a part of the consideration for this transfer, grantee agrees to assume payment of the balance due on that certain mortgage held by Cameron-Brown Company, dated September 13, 1968, and recorded in the RMC Office for Greenville County in Mortgage Volume 1103, st Page 253, the present balance of which is \$11,736.99.



2.75

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)' heirs or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 28th day of August 1970.

SIGNED, sealed and delivered in the presence of:

Fred B. Beiers (SEAL)
C. V. Pyle (SEAL)
Margaret M. Durey (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 28th day of August 1970.

C. V. Pyle (SEAL)
Notary Public for South Carolina.
Margaret M. Durey
My commission expires 1/1/71

STATE OF SOUTH CAROLINA } RENUNCIATION 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)' 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 28th day of August 1970
C. V. Pyle (SEAL)
Notary Public for South Carolina.
Mrs. Kay A. Beiers

My commission expires 1/1/71
RECORDED this 28th day of August 1970 at 10:23 A. M. No. #4897

298. 437-6-24 & 25