

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Bryson, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

NOV 20 11 53 AM '70

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that we, Charles H. Cheney and Jackie A. Cheney

in consideration of ----Thirteen Thousand Nine Hundred Six and 03/100 (\$13,906.03)----- Dollars, and assumption of mortgage set out 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 John A. Waugh, his heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the northeastern side of St. Augustine Drive, in the County of Greenville, State of South Carolina, near the City of Greenville, being shown as Lot 17 on a plat of Pelham Estates recorded in the RMC Office for Greenville County in Plat Book PPP, at Pages 28 and 29, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of St. Augustine Drive at the corner of Lot 16 and running thence with the northeastern side of said Drive S. 58-43 E. 200 feet to an iron pin at the corner of Lot 18; thence with the line of said Lot N. 31-17 E. 200 feet to an iron pin; thence N. 58-43 W. 200 feet to an iron pin at the corner of Lot 16; thence with the line of said Lot S. 31-17 W. 200 feet to the beginning corner.

This lot is conveyed subject to restrictions recorded in Deed Book 804, at Page 111 and also subject to a 10-foot drainage easement over the rear of said lot and to all other easements of record which affect said property.

This is the same property conveyed to the grantors herein by deed from Jack E. Shaw Builders, Inc. dated February 18, 1969, recorded in the RMC Office for Greenville County in Deed Book 862, at Page 331.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of First Federal Savings and Loan Association in the principal amount of \$27,500.00, recorded in the RMC Office for Greenville County in Mortgage Book 1088, at Page 603, and having a present principal balance due thereon of \$26,593.97.



15.40

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 20 day of November 1970.

SIGNED, sealed and delivered in the presence of:

Charles H. Cheney (SEAL) CHARLES H. CHENEY

Jackie A. Cheney (SEAL) JACKIE A. CHENEY

Charles B. Richardson III, Frances R. Lestke

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 20 day of November 19 70.

Charles B. Richardson III (SEAL) My commission expires June 30, 1979

Frances R. Lestke

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 20 day of November 19 70.

Charles B. Richardson III (SEAL) My commission expires June 30, 1979

Jackie A. Cheney JACKIE A. CHENEY

RECORDED this 20th day of November 19 70, at 11:53 A. M., No. #12156

17-1-5436-1-17