

Dec 2 12 09 PM '70

TITLE TO REAL ESTATE—PREPARED BY W. W. WILKINS, ATTORNEY AT LAW, GREENVILLE, S. C.,

OLLIE FARNSWORTH
N.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Donald Rhodes

in consideration of Ten (\$10.00) and assumption of mortgage Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Paul E. Thomas, his heirs and assigns,

All that piece, parcel or lot of land in the county of Greenville, state of South Carolina, with improvements thereon situate, lying and being in Monaghan Mills Village and being more particularly described as Lot No. 102 Section 3 as shown on a plat entitled "Subdivision for Victor-Monaghan Mills" made by Pickell & Pickell, Engrs. on December 20, 1948 recorded in the RMC Office for Greenville County in Plat Book S, at pages 179-181, inclusive. According to said plat the within described lot is also known as No. 18 McBeth Street and fronts thereon 71 feet.

This is the same lot conveyed to grantor by Samuel G. Girardeau and Gladys W. Girardeau by deed recorded May 8, 1967 in deed book 819 page 231 of the RMC Office for Greenville County, S. C. and is conveyed subject to recorded restrictions, easements or rights of way:

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage held by Carolina National Mortgage Investment Co., Inc., assigned to Eagle Savings & Loan Association, in the original amount of \$8500.00 recorded May 8, 1967 in vol. 1057 page 5 of the RMC Office for Greenville County, S. C. on which there is a balance due of \$7,943.20.

Possession of this property is to be given the grantee January 1, 1971.

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(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 30 day of November 19 70 .
SIGNED, sealed and delivered in the presence of: Donald Rhodes (SEAL)
Bernobia C. Hall (SEAL)
W. W. Wilkins (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 30 day of November 19 70 .
W. W. Wilkins (SEAL) Bernobia C. Hall
Notary Public for South Carolina.
MY COMMISSION EXPIRES JANUARY 23, 1980.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUCIATION 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 30 day of NOVEMBER 19 70 .
W. W. Wilkins (SEAL) Betty H Rhodes

Notary Public for South Carolina.
MY COMMISSION EXPIRES JANUARY 23, 1980.
RECORDED this 2nd day of December 19 70, at 12:09 P. M., No. #12925

235-142-13-8