

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FEB 12 2 48 PM '71
OLLIE FARNSWORTH
R. M. C.

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KNOW ALL MEN BY THESE PRESENTS, that I, R. C. Crawford

in consideration of -----Five Thousand One Hundred Ninety Eight and 35/100 (\$5,198.35)----- 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 Henry L. Franks and Doris C. Franks, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the western side of Howell Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot 260 on a plat of Sec. 5, Botany Woods, recorded in the RMC Office for Greenville County; South Carolina in Plat Book YY, at Pages 6 and 7, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the western side of Howell Road at the joint front corner of Lots 259 and 260, and running thence along the common line of said Lots N. 88-15 W. 140 feet to a point; thence running along the line of Lot 258 N. 16-20 W. 71.4 feet to a point; thence running along the line of Lot 248 N. 33-0E. 43.0 feet to a point; thence running along the common line of Lots 247 and 260 S. 88-15 E. 140 feet to a point on the western side of Howell Road; thence running along the said Howell Road S. 1-45 W. 104.7 feet to the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to the grantor herein by deed of Michael D. Strong recorded in the R MC Office for Greenville County in Deed Book 903, at Page 139.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of First Federal Savings and Loan Association in the principal amount of \$25,150.00, recorded in the RMC Office for Greenville County in Mortgage Book 1077, at Page 610, and having a present principal balance due thereon of \$23,801.65.



6.05

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 10th day of February 1971

SIGNED, sealed and delivered in the presence of:

Gene J. Foster
Francis R. Leitke

R. C. Crawford (SEAL)
R. C. CRAWFORD (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 10th day of February 19 71.

Gene J. Foster (SEAL)
Notary Public for South Carolina
My commission expires 4/7/79

Francis R. Leitke

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

10th day of February 1971.
Gene J. Foster (SEAL)
Notary Public for South Carolina
My commission expires 4/7/79

Mary J. Crawford

RECORDED this 12th day of February 19 71 at 2:48 P. M., No. #18752

71-1513-1-217