

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 6 12 33 PM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, A. W. Cook, Jr.

in consideration of -----Seven Thousand Five Hundred and No/100 (\$7,500.00)----- 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 Jack E. Shaw Builders, Inc., its successors and assigns, forever;

All that certain piece, parcel or lot of land, situate, on the west side of Wembley Road in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 271 on plat of Section B of Gower Estates, made by R. K. Campbell, Surveyor, December, 1961, recorded in the RMC Office for Greenville County, South Carolina in Plat Book XX, Pages 36 and 37, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northwestern side of Wembley Road at the joint front corner of Lots 270 and 271 and running thence along the common line of said Lots N. 53-26 W. 145.5 feet to a point, joint rear corner of Lots 270, 271, 247 and 246; thence along the rear line of Lot 246 N. 29-14 E. 90 feet to a point; thence along the common line of Lots 271 and 272 S. 55-31 E. 160.8 feet to a point on the northwestern side of Wembley Road; thence along the said Wembley Road S. 34-06 W. 110 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed of Lindsay L. McElwee, Jr. dated September 3, 1965 and recorded in the RMC Office for Greenville County in Deed Book 781, at Page 510.

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

The grantee herein assumes and agrees to pay that certain mortgage in favor of Fidelity Federal Savings and Loan Association in the principal amount of \$19,800.00, recorded in the RMC Office for Greenville County in Mortgage Book 1006, at Page 639, and having a present balance due thereon of \$17,531.31.



8.75

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(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 5th day of April 19 71.

SIGNED, sealed and delivered in the presence of:

(Handwritten signatures)

(Handwritten signature) (SEAL)

(SEAL)

(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 5th day of April 19 71.

(Handwritten signature) (SEAL)
Notary Public for South Carolina.
My commission expires 4/7/79

(Handwritten signature)

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

5th day of April 19 71.

(Handwritten signature) (SEAL)
Notary Public for South Carolina
My commission expires 4/7/79

(Handwritten signature)

RECORDED this 6th day of April 19 71, at 12:33 P. M., No. #23204