

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JUL 7 10 27 AM '71  
OLLIE FARNSWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, James Michael Watkins III and Gale Douglass Watkins

in consideration of Eight Thousand Five Hundred and No/100 (\$8,500.00) Dollars and ~~and~~ assumption of mortgage as set forth 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 Arthur N. Ward and Winifred C. Ward, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Howell Circle, near the City of Greenville, S. C., being the major portion of Lot No. 45 Section 2 Spring Forest as recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, page 34 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Howell Circle, said pin being the joint front corner of Lots 44 and 45 and running thence S 78-41 W 110 feet to an iron pin, the joint rear corner of Lots 44 and 45; thence S 7-07 W 124.5 feet to an iron pin; thence with a new line N 77-15 E 149.42 feet to an iron pin on the southwesterly side of Howell Circle; thence with the southwesterly side of Howell Circle N 11-19 W 114 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantor see Deed Book 845, page 412.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$21,211.02 on that certain mortgage given by Lynda H. Williams to Fidelity Federal Savings and Loan Association dated March 28, 1967, and recorded March 30, 1967, in the RMC Office for Greenville County, S. C., in Mortgage Book 1053, page 406.

GRANTEES TO PAY 1971 TAXES.



\$9.35

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 23rd day of April 1971.

SIGNED, sealed and delivered in the presence of:

Shirley A. Parker  
Nancy Sheehy

James M. Watkins III (SEAL)  
James Michael Watkins III  
Gale Douglass Watkins (SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF ~~SOUTH CAROLINA~~ <sup>Massachusetts</sup> } PROBATE  
COUNTY OF ~~GREENVILLE~~ <sup>Middlesex</sup>

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 23rd day of April 1971.

Nancy Sheehy (SEAL)  
Notary Public for ~~South Carolina~~ <sup>Massachusetts</sup>  
My commission expires July 19, 1974

Shirley A. Parker

STATE OF ~~SOUTH CAROLINA~~ <sup>Massachusetts</sup> } RENUNCIATION OF DOWER  
COUNTY OF ~~GREENVILLE~~ <sup>Middlesex</sup>

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 23rd day of April 1971.

Nancy Sheehy (SEAL)  
Notary Public for ~~South Carolina~~ <sup>Massachusetts</sup>, Middlesex  
My commission expires July 19, 1974

Gale Douglass Watkins  
Gale Douglass Watkins

RECORDED this 7th day of May 1971, at 10:21 A.M., No. #26293

271-543-501-A