

TITLE TO REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

OLLIE FARNSWORTH
STATE OF SOUTH CAROLINA R. M. C.
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Porter B. Rose

in consideration of Three Thousand Five Hundred and No/100ths (\$3,500.00) Dollars,
and assumption of mortgage recited hereinbelow
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release

unto Stuart J. Knobel and Amanda Cushman Knobel, their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southeastern side of Mount Vista Avenue, being known and designated as a portion of lots numbers 196 and 197 according to a plat of second revision of Traxler Park, prepared by R. E. Dalton, dated March, 1923, recorded in Plat Book F at pages 114 and 115, and having, according to a more recent plat prepared by Charles F. Webb, R.L.S., dated October 27, 1965, the following metes and bounds:

Beginning at an iron pin on the southeastern side of Mount Vista Avenue, which iron pin is located 54.2 feet southwest of Rock Creek Drive, and running thence S. 24-38 E. 190 feet to an iron pin; thence along the rear line of lots numbers 201 and 202 S. 64-37 W. 67 feet to an iron pin; thence N. 25-23 W. 190 feet to an iron pin on the southeastern side of Mount Vista Avenue; thence with the southeastern side of Mount Vista Avenue N. 64-37 E. 69.5 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights of way, of record, if any, affecting the above described property.

As a part of the consideration herein, the grantee assumes and agrees to pay the balance due on that certain note and mortgage given by Guy J. Harrison and Barrie B. Harrison to C. Douglas Wilson & Co. in the original amount of \$12,350.00, recorded in R.E.M. Book 1012 at page 379, upon which there remains a balance due, after the June payment has been made, of \$11,241.92.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 25 day of June, 1971.
SIGNED, sealed and delivered in the presence of: Porter B. Rose (SEAL)
Porter B. Rose

W. H. McPherson (SEAL)
Nancy Major (SEAL)
STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE

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 25 day of June, 1971.
W. H. McPherson (SEAL)
Notary Public for South Carolina.
My Commission Expires 4-7-80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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)' 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 25 day of June, 1971.
Ann Roe Rose (SEAL)
Ann Roe Rose
Notary Public for South Carolina.
My Commission expires April 7, 1980
RECORDED this 25th day of June 1971 at 2:14 P.M. No. #31547