

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 8 4 34 PM '71

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that

ROBERT L. PRUITT

in consideration of Four Thousand (\$4,000.00) Dollars and assumption of mortgage indebtedness 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 JOSEPH HAROLD MCCOMBS, his heirs and assigns forever:

ALL that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Southeastern side of Marchant Street in Greenville County, South Carolina, being shown and designated as the greater portion of Lot No. 6 on a Plat of Monaghan Subdivision recorded in the RMC Office for Greenville County, S. C. in Plat Book GG, pages 86 and 87, and having according to a revised plat thereof made by Jones Engineering Services dated June 29, 1971, the following metes and bounds to wit:

BEGINNING at an iron pin on the Southeastern side of Marchant Street at the joint front corners of Lots Nos. 5 and 6 and running thence along said side of Marchant Street N. 59-14 E., 90 feet to an iron pin; thence along the line of Lot No. 7, S. 25-52 E., 158.8 feet to an iron pin on the right of way of South Carolina Highway No. 253; thence along the right of way of said highway, S. 49-12 W., 69 feet to an iron pin on the line of Lot No. 5; thence along the line of Lot No. 5, N. 33-41 W., 174.6 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the Grantor by deed of J. R. Hall recorded in the RMC Office for said County and State in Deed Book 855, page 237, and is hereby conveyed subject to rights of way and restrictions of public record.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay a mortgage covering the above described property owned by Fidelity Federal Savings & Loan Association recorded in the RMC Office for said County and State in Mortgage Book 1108, page 170, in the original sum of \$13,000.00, which has a present balance due in the sum of

The Grantee agrees to pay Greenville County property taxes for the tax year 1971 and subsequent years.



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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) and 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 1st day of July 19 71.

SIGNED, sealed and delivered in the presence of

Handwritten signatures of Robert L. Pruitt and Ollie Farnsworth, each followed by a line and the word (SEAL).

Handwritten signatures of James B. Neely and another witness, each followed by a line and the word (SEAL).

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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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of July 19 71.

Handwritten signature of James B. Neely, Notary Public for South Carolina, My Commission Expires: 9/15/79.

Handwritten signature of James B. Neely, followed by a line and the word (SEAL).

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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

1st day of July 19 71.

Handwritten signature of James B. Neely, Notary Public for South Carolina, My Commission Expires: 9/15/79.

Handwritten signature of Ollie Farnsworth, followed by a line and the word (SEAL).

RECORDED this 8th day of July 19 71 at 4:34 P. M., No. #770

Vertical handwritten number 235-143-5-122 on the right margin.