

NOV 2 10 46 AM '72
ELIZABETH RIDDLE
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Ivan F. James and Frances E. James.

in consideration of Eight Hundred Twenty and 15/100 (\$820.15)----- and assumption of mortgage the balance due on which is \$16,889.62 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Betty W. Timms, her heirs and assigns forever:

All those certain pieces, parcels or lots of land situate, lying, and being in the State of South Carolina, County of Greenville on the western side of Crane Avenue, being known and designated as lots Nos. 59, 60, 61 and 62, and shown on a plat of City View Annex recorded in the R. M. C. Office for Greenville County in Plat Book G. at pages 152 through 155 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Crane Avenue at the joint front corner of lots 62 and 63, said pin being 157.6 feet from the intersection of Crane Avenue and Marion Road, and running thence with the western side of Crane Avenue S. 13-50 E. 153.3 feet to an iron pin; thence continuing along the western side of said Avenue S. 25-00 E. 61.8 feet to an iron pin; thence running S. 46-00 W. 167 feet to an iron pin; thence running N. 31-30 W. 195 feet to an iron pin in the rear corner of lots 62 and 63; thence with the common line of said lots N. 45-43 E. 222.1 feet to an iron pin on the western side of Crane Avenue, the point of beginning.

This is the same property that was conveyed to Ivan F. James and Frances E. James by Betty M. Ramey by her deed dated February 6, 1970, recorded in the R. M. C. Office for Greenville County in Deed Book 884 at page 58.

This conveyance is subject to all restrictions, easements and rights-of-way of record affecting said property.

As part of the consideration for this conveyance the grantee hereby assumes and agrees to pay by its terms that certain mortgage covering the within premises granted by Ivan F. James and Frances E. James to C. Douglas Wilson & Company which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 1147 at page 525, the present balance due on which is agreed to be \$16,889.62.

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.

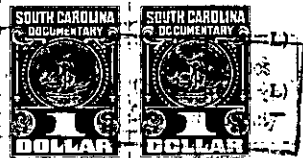
WITNESS the grantor's(s) hand(s) and seal(s) this 7th day of October 1972.

SIGNED, sealed and delivered in the presence of:

W. Frank Durham
Clifford Timms
E. M. Paul

Ivan F. James (SEAL)
Frances E. James (SEAL)

Greenville County
Stamps
Paid \$ 1.10
Act No. 390 Sec. 1



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) 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 7th day of October 1972

W. Frank Durham (SEAL)
Notary Public for South Carolina.

Clifford Timms

My Commission Expires Jan. 1980

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

7th day of October 1972
W. Frank Durham (SEAL)
Notary Public for South Carolina. My Commission Expires 1-1980

Frances E. James

RECORDED this 7 day of Oct. 1972, at _____ M., No. _____

133-4-4,5,6,7
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