

TITLE TO REAL ESTATE-

W. DANIEL YARBOROUGH JR., ATTORNEY  
GREENVILLE, SOUTH CAROLINA

VOL 1045 PAGE 9

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

109 Linwood Avenue  
Greenville, S. C. 29607

KNOW ALL MEN BY THESE PRESENTS, that Dr. James E. Hemphill

in consideration of Five Dollars (\$5.00), Love and Affection and Assumption of Mortgage 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

Nancy H, McConnell, her heirs and assigns, forever: All my right, title and interest in and to the following described real estate, the same being a life estate:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being known and designated as Lot No. 49 on plat of McSwain Gardens, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book GG, at page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northerly side of Linwood Avenue, joint corner of Lots 48 and 49 and running thence along the line of Lot 48 N. 10 W. 157.8 feet to an iron pin; thence N. 80-30 E. 99.3 feet to an iron pin; thence S. 10 E. 178.2 feet to a point on the northerly side of Linwood Avenue; thence with the northerly side of Linwood Avenue S. 86-59 W. 92.8 feet to a point on said Avenue; thence continuing with said Linwood Avenue S. 80 W. 7.2 feet to the point of beginning.

-271-277.2-4-4

This is the same interest conveyed to me by deed recorded in Deed Book 978, at page 406, records of Greenville County, and is hereby conveyed subject to easements, rights of way and restrictions of record. Grantor Nancy H. McConnell, July 5, 1973.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage to Fountain Inn Federal Savings & Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1165, at page 262.

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 13th day of October 19 76

SIGNED, sealed and delivered in the presence of:

*Dr. James E. Hemphill* (SEAL)  
Dr. James E. Hemphill

*Virginia K. Stearman*  
*Jerry H. Taylor*

\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)

STATE OF *SC*  
COUNTY OF *Richmond*

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 13th day of October 19 76

*Louise R. Wester* (SEAL)  
Notary Public for  
My Commission Expires *May 1, 1980*

*Virginia K. Stearman*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

NOT NECESSARY - granting life estate

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, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 13 day of October 19 76

Notary Public for South Carolina  
My Commission Expires 7-15-80  
RECORDED this day of OCT 22 1976

at 2:59 P. M. No. 11195

RECORD

4328 RV-2