

STATE OF SOUTH CAROLINA
COUNTY OF

GREENVILLE CO. S. C.
JUN 15 9 33 AM '77
WANKERSLEY
R. D. C.

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KNOW ALL MEN BY THESE PRESENTS, that Betty W. Timms

in consideration of assumption of Mortgage

Dollars.

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James Allen Galbreath, his heirs, and assigns, forever,
All those certain pieces, parcels, or lots of land, lying, situate and being in the State of South Carolina, County of Greenville, on the western side of Crane Avenue, and being known and designated as Lots Nos. 59, 60, 61 and 62 as shown on plat of City View Annex recorded in the RMC Office for Greenville County in Plat Book G at pages 152-155, 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 at the rear corner of Lots 62 and 63; thence with the common line of said lots N. 45-43 E. 220.1 feet to an iron pin on the western side of Crane Avenue, the point of beginning.

This is the same property as was conveyed to Betty W. Timms by Ivan F. James and Frances E. James, by their deed dated 7 October, 1972 and recorded in the RMC Office for Greenville County in Deed Book 959 at page 387.

As consideration herefor the grantee assumes and agrees to pay the balance due on that certain note given by Ivan F. James and Frances E. James to C. Douglas Wilson & Co. (subsequently assigned to Federal National Mortgage Association), secured by mortgage on the above described premises, dated 6 February 1970 and which is recorded in the RMC Office for Greenville County in Mortgage Book 1147 at page 525, the face amount of \$17,250.00

This conveyance is subject to all restrictions, easements, and rights of way of record or apparent from an observation of the premises.

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 17th day of October, 1975

SIGNED, sealed and delivered in the presence of:

Theodore R. Snyder, Jr.
Harry L. Flake

Betty W. Timms (SEAL)

(SEAL)

(SEAL)

(SEAL)

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(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 17th day of October 1975

Theodore R. Snyder, Jr. (SEAL)
Notary Public for South Carolina.

Harry L. Flake

My commission expires Sept. 14, 1977

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER WOMAN GRANTOR

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)

Notary Public for South Carolina.

My commission expires

RECORDED this 15th day of June 1977, at 9:33 A.M., No. 31620

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