

State of South Carolina JAN 5 2 10 PM '72 TITLE TO REAL ESTATE

GREENVILLE COUNTY

OLLIE FARMSWORTH R.M.C.

Know All Men by These Presents:

That Gary M. Loftus hereafter referred to as Grantor, in consideration of the sum of ~~ONE~~ assumption of mortgages hereinbelow set out DOLLARS, paid to Grantor by Peggy Louise Loftus hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, Peggy Louise Loftus, her heirs and assigns forever,

All that piece, parcel or lot of land in the County of Greenville, Chick Springs Township, State of South Carolina situate, lying and being on the southeastern side of Bridgewood Avenue and being known and designated as Lot No. 14 on plat of Forest Hills Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "BBB", at Page 45 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bridgewood Avenue, joint front corner of Lots Nos. 13 and 14 and running thence with the common line of said lots S. 36-44 E. 175 feet to an iron pin, joint rear corner of said lots; thence with the rear line of Lot No. 14, S. 53-16 W. 100 feet to an iron pin, joint rear corner of Lots Nos. 14 and 15; thence with the common line of said lots N. 36-44 W. 175 feet to an iron pin on the southeastern side of Bridgewood Avenue; thence with the southwestern side of said Avenue N. 53-16 E. 100 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the grantor by deed dated July 22, 1967 and recorded in the R.M.C. Office for Greenville County.

This conveyance is made subject to restrictions, easements and rights-of-way appearing on record in the R.M.C. Office for Greenville County, in Deed Book 824, Page 273.

The grantee herein assumes and agrees to pay that certain note and mortgage from grantor to Universal CIT Credit Co., dated February 18, 1970 in the face amount of \$6,720, recorded in the R.M.C. Office for Greenville County in R.E.M. Book 1148 at Page 405 and a note and mortgage from grantor to Fidelity Federal Savings & Loan Association, dated July 25, 1967 in the face amount of \$23,000, recorded in the R.M.C. Office for Greenville County in R.E.M. Book 1064 at Page 314.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 30th day of December 1971

Signed, Sealed and Delivered in the Presence of

[Signatures of Sara A. Barfield and Notary Public]

[Signature of Gary M. Loftus] (Seal) (Seal) (Seal) (Seal) Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

30 day of December, 1971

[Signature of Notary Public] (Seal) Notary Public for South Carolina

[Signature of Sara A. Barfield]

My Commission expires 1/24 1983

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

GRANTEE IS WIFE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Name] wife of the within named Grantor, did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantor (and Grantor's Heirs/Successors and Assigns), all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal, this

day of 1972

[Signature of Notary Public] (Seal) Notary Public for South Carolina

My Commission expires 1972

Recorded this 5th day of January 1972 at 2:06 P.M., No. 18326