

Jan 13 12 21 PM '72

TITLE TO REAL ESTATE-Prepared by MANN, FOSTER & BRISSEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OLLIE FARNISWORTH
R. H. C.

KNOW ALL MEN BY THESE PRESENTS, that Guy Gaines, Jr.

in consideration of One and No/100-----(\$1.00) Dollars,
and the assumption of the mortgage referred to 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 W. M. Rose, his heirs and assigns forever

All that piece, parcel or Lot of land situate in the State of South Carolina, County of Greenville, on the southwestern side of Bertrand Terrace, being known and designated as Lot No. 47, as shown on a Plat of Revision of Section A of Mansfield Park, made by Piedmont Engineering Service, June, 1962, and recorded in the R. M. C. Office for Greenville County, in Plat Book XX, at Page 53, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Bertrand Terrace, at the joint front corner of Lots 47 and 48; thence with the common line of said Lots S. 73-00 W. 136 feet to an iron pin; thence running N. 32-35 W. 86.9 feet to an iron pin at the joint rear corner of Lots 46 and 47; thence with the common line of said Lots N. 69-00 E. 160 feet to an iron pin on the southwestern side of Bertrand Terrace; thence with the line of said Terrace S. 16-49 E. 95 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed to the grantor herein by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 893, at Page 331.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of Fidelity Federal Savings & Loan Association, in the principal amount of \$16,500.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1159- at page 577, and having a present principal balance due thereon of \$15,991.11.

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 12th day of January 19 72 .

SIGNED, sealed and delivered in the presence of:

Guy Gaines, Jr. (SEAL)
Guy Gaines, Jr.

Charles D. Foster, Jr.
Charles D. Foster, Jr.

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

SWORN to before me this 12th day of January 19 72 .

Charles D. Foster, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires 4/7/79

Charles D. Foster, Jr.

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

day of 19

Notary Public for South Carolina.
My commission expires

RECORDED this 13th day of January 19 72 at 12:21 P. M., No. 19019

257.1

308-2571-5-11