

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 6 3 03 PM '70

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, James E. Mahatzke

in consideration of Ten and No/100 (\$10.00) Dollars and love and affection and ~~Debtors~~
assumption of mortgage as 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 Virginia Lee Mahatzke, her heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the eastern side of Pilgrim's Point Road, near the City of Greenville, being shown as Lot 30 on a plat of Pilgrim's Point recorded in Plat Book WWV at page 35 and described as follows:

BEGINNING at an iron pin on the eastern side of Pilgrim's Point Road at the corner of Lot 29 and running thence with the eastern side of said Road, N 6-27 W 37 feet and N 4-02 E 128 feet to an iron pin at the corner of Lot 31; thence with the line of said lot N 88-47 E 230.4 feet to an iron pin in the line of Lot 33; thence with the line of said lot S 4-02 W 55 feet to an iron pin in the line of Lot 28; thence with the lines of Lots 28 and 29 S 63-40 W 258.1 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

As a part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$32,748.47 on that certain mortgage given by John C. Cothran and Ellis L. Darby, Jr. to Fidelity Federal Savings and Loan Association in the face amount of \$33,200.00, dated and recorded December 11, 1968, in the RMC Office for Greenville County, S. C., in Mortgage Book 1111, Page 620.

ALSO: As a part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$6,201.53 on that certain mortgage given by the grantor herein to John C. Cothran and Ellis L. Darby, Jr., in the face amount of \$6,201.53, dated and recorded January 5, 1970, in the RMC Office for Greenville County, S. C.

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 5th day of January 19 70.

SIGNED, sealed and delivered in the presence of:

Anita C. Yates
 Mary R. Johnson

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

SWORN to before me this 5th day of January 1970..

Mary R. Johnson (SEAL)
Notary Public for South Carolina.
My commission expires November 19, 1979.

Anita C. Yates

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER

GRANTEE WIFE OF 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of _____ 19 _____

Notary Public for South Carolina.

RECORDED this 6 day of January 19 70 at 3:03 P. M. No. 15156

201-543.8-1-29