

FILED
GREENVILLE CO. S. C.
JUN 3 12 01 PM '70
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Lawrence P. Brown

in consideration of One Dollar (\$1.00) and love and affection for my wife, and assumption of the 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 Susan W. Brown, her heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the western side of Pilgrim's Point Road, being shown as Lot 1 on Plat of Pilgrim's Point recorded in Plat Book WWW at page 35 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pilgrim's Point Road at the joint front corner of Lots 1 and 2 and running thence with said lots, N 85-58 W 170 feet to an iron pin; thence S 4-02 W 123.6 feet to an iron pin; thence S 75-35 E 180 feet to an iron pin on Pilgrim's Point Road; thence N 4-17 W 51.7 feet to an iron pin; thence continuing with said road N 4-2 E 105.0 feet to the point of beginning.

As a part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$33,561.05 on that certain mortgage given by John C. Cothran and Ellis L. Darby, Jr. to First Federal Savings and Loan Association, in the face amount of \$33,750.00 dated and recorded in the RMC Office for Greenville, County, S. C., on March 26, 1969, in Mortgage 1121, page 74.

This property is conveyed subject to restrictions recorded in Deed Book 855 at page 193 and also subject to a drainage easement as shown on the recorded plat and to all other restrictions, easements, and rights of way of record affecting said property.

GRANTEE TO PAY 1970 TAXES.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 30th day of May 1970.

SIGNED, sealed and delivered in the presence of:

Lawrence P. Brown (SEAL)
Joe Dan L. Stearn (SEAL)
May L. Johnson (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 30th day of May 1970.

May L. Johnson (SEAL)
Notary Public for South Carolina
Joe Dan L. Stearn

My commission expires: November 11, 1979.

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)' 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. (SEAL)

RECORDED this 3rd. day of June 1970 at 12:01 P. M. No. #26537

200-543,8-1-1