

OLLIE FARNSWORTH

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Rippy, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, JAMES D. JONES and BETTY G. JONES,

in consideration of One and No/100 (\$1.00) Dollar and assumption of the mortgage referred to below 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

F. WALTER BANKS, his Heirs and Assigns, forever:

All that certain piece, parcel or lot of land in Greenville County, South Carolina, in the Town of Simpsonville, being known as Lot No. 73 of subdivision known as Hunter Acres as shown by plat thereof recorded in the RMC Office for Greenville County in Plat Book BB, at page 51 and having, according to recent survey prepared by R. B. Bruce entitled "Property of James D. Jones and Betty G. Jones", dated August 28, 1968, the following metes and bounds, to wit:

Beginning at an iron pin on the northeasterly side of Florence Drive and running thence with the line of Lot No. 72, N 58-41 E 245 feet to an iron pin; thence with the line of Lot No. 62, S 24-19 E 80 feet to an iron pin on the northerly side of Florence Drive; thence with the edge of Florence Drive S 58-41 W 150 feet to an iron pin; thence with the curve of Florence Drive, the chord of which is S 79-06 W 63 feet to an iron pin; thence continuing with the curve of Florence Drive, the chord of which is N 56-10 W, 63 feet to the beginning corner.

Being the same property conveyed to the grantors herein by deed of Grady Virgil Hill and Harriett M. Hill recorded in the RMC Office for Greenville County in Deed Book 851, Page 405.

This conveyance is made subject to all restrictions, easements and rights of way appearing of record affecting said property.

As a part of the consideration for the within conveyance, the grantee herein assumes and agrees to pay the balance due on that certain mortgage in favor of C. Douglas Wilson & Co. in the original amount of \$13,450.00 recorded in the RMC Office for Greenville County on September 3, 1968 in Mortgage Book 1102, Page 111, on which there remains a present principal balance due of \$ _____.

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)' hand(s) and seal(s) this 8th day of June 1970.

SIGNED, sealed and delivered in the presence of:

Margerie Leggett
Nellie Datta

James D. Jones (SEAL)
Betty G. Jones (SEAL)

LOUISIANA
STATE OF SOUTH CAROLINA
COUNTY OF Ouchita

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)' 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 8th day of June 1970.

Nellie Datta (SEAL)
Notary Public for South Carolina
My commission expires at death

Margerie Leggett
witness - sign here

LOUISIANA
STATE OF SOUTH CAROLINA
COUNTY OF Ouchita

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 the dues 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 8th day of June 1970.

Nellie Datta (SEAL)
Notary Public for South Carolina
My commission expires at death

Betty G. Jones (SEAL)
Betty G. Jones sign here

RECORDED this 12th day of June 1970, at 3:42 P. M., No. #27385.

899-304-2-8