

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Dec 14 1 11 PM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that L. M. HAWKINS

in consideration of Two Thousand and No/100-----Dollars,
and assumption of mortgage described 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 BETTY SEABORN, her heirs and assigns;

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 48 and the western one-half of Lot 49, on Plat of Country Club Estates, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book G, Pages 190 and 191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sylvan Drive at the joint front corner of Lots 47 and 48, and running thence with the line of Lot No. 47, N. 23-22 W. 127.3 feet to an iron pin; thence with the rear line of Lots 43 and 42, N. 66-38 E. 75 feet to an iron pin in the rear line of Lot 49; thence a new line through the center of Lot 49, S. 23-22 E. 156.5 feet, more or less, to an iron pin in the front line of Lot 49 and on the northern side of Sylvan Drive; thence with the northern side of Sylvan Drive, S. 85-38 W. 26.45 feet to an iron pin, joint front corner Lots 48 and 49; thence continuing with the northern side of Sylvan Drive, S. 88-38 W. 54 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to Cameron-Brown Company, on which there is a balance due of \$ 13,737.49 ; said mortgage being recorded in Mortgages Volume 1074, Page 405.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County, S. C., in Deed Volume 863, Page 174.



2.20

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 14th day of December 1970

SIGNED, sealed and delivered in the presence of:

L. M. Hawkins (SEAL)
Judy B. Payne (SEAL)
Edward R. Hamner (SEAL)

STATE OF SOUTH CAROLINA }
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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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of December 19 70

Edward R. Hamner (SEAL)
Notary Public for South Carolina.

Judy B. Payne

9-3-79

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER Grantor not married

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 14th day of December 1970

Notary Public for South Carolina. (SEAL)

RECORDED this 14 day of December 19 70 at 1:11 P. M., No. 13972

519-211-3-30