

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 ZETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 5 4 56 PM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that RACKLEY-HAWKINS, LTD.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at

Greenville, State of South Carolina, in consideration of
ONE THOUSAND EIGHT HUNDRED (\$1,800.00) and no/100-----Dollars,
and assumption of mortgage indebtedness set forth below
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto STEVEN ANTHONY DUFF, his heirs and assigns,

ALL that lot of land with buildings and improvements situate, lying and being on
the Southern side of Prancer Avenue in the City of Greenville, Greenville County,
South Carolina, being shown and designated as Lot No. 293 on a plat of Pleasant
Valley made by Dalton & Neves, Engineers, dated April, 1949, as revised, recorded
in the RMC Office for Greenville County, South Carolina in Plat Book EE, page 5
and in Plat Book P, pages 92 and 93, reference to which is hereby craved for the
metes and bounds thereof.

The above described property is the same conveyed to the Grantor by deed of
Leonard A. Cooper and Mary Linda C. Cooper, recorded in the RMC Office for said
county and state in Deed Book 791, page 5 and is hereby conveyed subject
to rights-of-way, easements, conditions, public roads and restrictive covenants
reserved on plats and other instruments of public record and actually existing
on the ground affecting said property.

As a part of the consideration for this deed, the Grantee assumes and agrees to
pay in full the indebtedness due on a note and mortgage in the original sum of
\$12,550.00 owned by Carolina Mortgage Investment Company, Inc., recorded in the
RMC Office for Greenville County, S. C. in Mortgage Book 1090, page 455, which
has a present balance due in the sum of \$12,130.28.

As a part of the consideration for this deed, the Grantor assigns and transfers
unto the Grantee all its right, title and interest in and to any escrow deposits
maintained by the above named mortgagee in connection with the mortgage loan
covering the above described property.

The Grantee agrees to pay City of Greenville and Greenville County Property Taxes
for the Tax Year 1971 and subsequent years.



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 does hereby bind itself and its successors 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 of any
part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly au-
thorized officers, this 5th day of March 19 71.

SIGNED, sealed and delivered in the presence of: RACKLEY-HAWKINS, LTD.

A Corporation
By: Eugene Rackley (President)
Joe E. Hawkins (Secretary)
Jean H. Boyd
Mary T. Allsup

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor'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 5th day of March 19 71.

Dwight T. Allsup (SEAL) *Jean H. Boyd*
Notary Public for South Carolina
My Commission Expires: 4-17-79

RECORDED this 5 day of March 19 71, at 4:56 P. M., No. 20565

4-2-79
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