

GREENVILLE, CO. S. C.
JUN 17 12 24 PM '71
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that JAMES COOLEY

in consideration of One Thousand Six Hundred Sixteen and 05/100 - - - - - 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 ALLEEN H. FLEMMINGS, her heirs and assigns;

ALL that piece, parcel or lot of land, with the buildings and improvements thereon,
situate, lying and being near the City of Greenville, in the County of Greenville,
State of South Carolina, being known and designated as Lots 26 and 27, on Plat of
Shady Acres, which plat is recorded in the RMC Office for Greenville County,
South Carolina, in Plat Book 000, page 76, and having, according to said plat,
the following metes and bounds, towit:

BEGINNING at an iron pin on the westerly side of Oakhill Drive, joint front
corner Lots 25 and 26, and running thence N. 87-04 W. 100 feet to an iron pin;
thence N. 2-56 E. 170 feet to an iron pin joint rear corner Lots 27 and 28; thence
S. 87-04 E. 100 feet to an iron pin on Oakhill Drive; thence along Oakhill Drive,
S. 2-56 W. 170 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.

This property is subject to mortgage given to James A. Harris on which there
is a balance due of \$15,383.95, said mortgage recorded in Mortgages Volume
1176, page 525.

See deed recorded in Deeds Volume 694, page 308.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; 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 law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 10th day of June 19 71 James Cooley (SEAL)

SIGNED, sealed and delivered in the presence of:
Marjorie A. Hill (SEAL)
Edward R. Hamer (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 written deed and that (s)he, with the other witness subscribed above witnessed the
execution thereof.

SWORN to before me this 10th day of June 19 71
Edward R. Hamer (SEAL)
Notary Public for South Carolina. Marjorie A. Hill

My Commission Expires September 3, 1979

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever re-
linquish 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 10th day of June 19 71
Edward R. Hamer (SEAL)
Notary Public for South Carolina. Ruth H. Cooley

RECORDED this 17 day of June 19 71 at 12:24 P. M., No 30632

90-6164-1-48,49