

STATE OF SOUTH CAROLINA,

County of GREENVILLE

FILED 5 SEP 1972
OLLIE FARNSWORTH
R.M.C.

495

KNOW ALL MEN BY THESE PRESENTS That I, VIRGINIA C. PARHAM

in the State aforesaid,

in consideration of the sum of FOUR THOUSAND FOUR HUNDRED AND NO/100THS (\$4,400.00) DOLLARS AND ASSUMPTION OF MORTGAGE INDEBTEDNESS RECITED BELOW

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto JAMES BRYAN LITTLE, JR., AND BERKELEY HAYNSWORTH LITTLE:

All that piece, parcel or lot of land situate, lying and being on the Southern side of Augusta Place Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 16 as shown on a plat of property of D. W. Cochrane & E. C. Cass, prepared by R. E. Dalton, dated September, 1924, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F, at pages 261 and 262, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Augusta Place Street at the joint front corner of Lots Nos. 15 and 16, and running thence with the line of Lot No. 15, S. 31-30 E. 249.5 feet to an iron pin; thence N. 58-45 E. 60 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 17; thence with the line of Lot No. 17, N. 31-30 W. 249.7 feet to an iron pin on the Southern side of Augusta Place Street; thence with the Southern side of Augusta Place Street, S. 58-30 W. 60 feet to the point of beginning.

This is the identical property conveyed to the grantor herein by deed of Ernest Rogers, dated October 13, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 901 at page 599.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights of way, if any, affecting the above-described property.

The grantees herein assume and agree to pay the balance due on that certain mortgage given by Clarence B. Rogers and Gladys M. Rogers to Cameron-Brown Company, dated August 23, 1965, in the original amount of \$10,000.00, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1005 at page 121, the principal balance due on this mortgage being \$

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, his, her, their or its Heirs or Successors and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)'s Heirs or Successors and Assigns against the grantor(s) and grantor(s)'s Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)'s hand and seal this 14th day of January in the year of our Lord One Thousand Nine Hundred and Seventy-two

Signed, Sealed and Delivered in the Presence of

Virginia C. Parham (Seal)
Virginia C. Parham

Virginia B. McGuire
James G. Johnson, III

SOUTH CAROLINA DOCUMENTARY (Seal)
SOUTH CAROLINA DOCUMENTARY (Seal)
SOUTH CAROLINA DOCUMENTARY (Seal)
SOUTH CAROLINA DOCUMENTARY (Seal)
SOUTH CAROLINA DOCUMENTARY (Seal)

STATE OF SOUTH CAROLINA } Personally appeared before me Virginia B. McGuire
County of GREENVILLE } and made oath that she saw the within named grantor(s) sign, seal and as her
act and deed deliver the within written deed, and that she, with James G. Johnson, III witnessed the execution thereof.

Sworn to before me this 14th day of January, A. D. 1972 }
James G. Johnson, III (Seal) }
Notary Public for South Carolina }
Aug 12, 1980 }
Virginia B. McGuire

STATE OF SOUTH CAROLINA }
County of } I,
RENUNCIATION OF DOWER
NO DOWER-GRANTOR WOMAN

do hereby certify unto all whom it may concern, that Mrs. wife of the within named did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s), his, her, their or its Heirs or Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of , A. D. 19 (Seal)
Notary Public for South Carolina