

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FEB 26 12 15 PM '71

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Sandra M. Armstrong,

in consideration of the assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Esquire Properties Corp., its successors and assigns forever:

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the northerly side of Fernwood Drive, being shown and designated as Lot No. 8 on plat of Section IV, Edwards Forest, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "JJJ" at page 82, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Fernwood Drive, joint front corner of Lots No. 8 and 9, and running thence with the joint lines of said lots N. 33-15 W. 175 feet to an iron pin; running thence N. 56-45 E. 100 feet to an iron pin; running thence S. 33-15 E. 175 feet to an iron pin on the northerly side of Fernwood Drive; running thence with the northerly side of said Drive S. 56-45 W. 100 feet to the point of beginning.

This is the same property that was conveyed to the grantor and Donald C. Armstrong by deed recorded in the R. M. C. Office for Greenville County in Deed Book 861 at page 238, the interest of Donald C. Armstrong having subsequently been conveyed to the grantor by his deed recorded in the R. M. C. Office for Greenville County in Deed Book 885 at page 211.

As consideration for this conveyance the grantee assumes and agrees to pay according to its terms that certain note given by Donald C. Armstrong and Sandra M. Armstrong to the Fidelity Federal Savings & Loan Association dated January 31, 1969, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1115 at page 652, the current balance on which is \$25,630.40.

As further consideration for this conveyance the grantee agrees to forebear bringing foreclosure proceedings on its mortgage given by Sandra M. Armstrong to it in October 1970 and recorded in the R. M. C. Office for Greenville County, South Carolina, and agrees that in event of sale of the property any equity will be applied to the note secured by said second mortgage.

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(s) hand(s) and seal(s) this 26th day of February 1971.

SIGNED, sealed and delivered in the presence of:

*Theodore A. Snyder, Jr.*  
*Mary C. Zempliner*

*Sandra M. Armstrong* (SEAL)

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\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(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 26th day of February 1971

*Theodore A. Snyder, Jr.* (SEAL)  
Notary Public for South Carolina.

*Mary C. Zempliner*

My Commission Expires *Sept. 14, 1977*

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER GRANTOR IS A WOMAN

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(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  
day of 19

Notary Public for South Carolina.

RECORDED this 26th day of February 1971 at 12:15 P. M., No. #19955

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