

FILED GREENVILLE CO. S.C. 2:26 PM '71 OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that I, M. L. Lanford, Jr.

in consideration of Sixteen Thousand, Nine Hundred Fifty and No/100 (\$16,950.00)----- Dollars, and assumption of the mortgage set out 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 Harry J. Steck and Mary Ellen Steck, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2 of a subdivision known as Merrifield Park, Section II, according to a plat prepared by Piedmont Engineers & Architects, Surveyors, dated February 18, 1969, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book WWW at pages 50 and 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Connecticut Drive at the joint front corner of Lots 3 and 2 and running thence S. 57-33 E. 165 feet to an iron pin; thence running N. 32-27 E. 120 feet to an iron pin; thence running N. 57-33 W. 165 feet to an iron pin on the Eastern side of Connecticut Drive; thence with the Eastern side of Connecticut Drive S. 32-27 W. 120 feet to an iron pin, the point of beginning.

For Deed into Grantor see Deed Book 915 at page 305.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

As a part of the consideration herein the Grantees agree to assume and pay the balance due on a mortgage to Fidelity Federal Savings & Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 1192 at page 580 and having a current balance of \$23,000.00

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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 2nd day of August 1971 .

SIGNED, sealed and delivered in the presence of:

M. L. Lanford Jr. (SEAL)
M. L. Lanford, Jr.

L. Henry Philpott Jr. (SEAL)

Mary E. Southern (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of August 1971

L. Henry Philpott Jr. (SEAL)
Notary Public for South Carolina.
My commission expires: 12/16/80

Mary E. Southern

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 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

2nd day of August 1971
L. Henry Philpott Jr. (SEAL)
Notary Public for South Carolina.
My commission expires: 12/16/80

Mary M. Lanford

RECORDED this 3rd day of August 1971 at 2:26 P. M., No. # 3479

201-5489-1-2