

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

OCT 8 10 23 AM '71

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that JOHN F. BYARS, JR. and RUTH N. BYARS

in consideration of ONE HUNDRED (\$100.00) and no/100-----Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH 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 GARY ARNOLD PEGRAM, his heirs and assigns forever:

ALL that piece, parcel or lot of land, together with buildings and improvements situate thereon, lying on the Northeastern side of Hollywood Drive in Greenville County, South Carolina, being shown and designated as Lot No. 44 on a Plat of VARDRY VALE, Section I, made by Campbell & Clarkson Surveyors, Inc., dated November 15, 1968, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW, Page 40, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to John F. Byars, Jr. and Ruth N. Byars by Deed of William H. Holloway, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 875, Page 457, and is hereby conveyed subject to rights of way, easements, set back lines and roadways shown on the aforementioned recorded plat and appearing of public record applicable to Vardry Vale, Section I, and to restrictive covenants recorded in the RMC Office for said County and State in Deed Book 858, Page 307.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on the note and mortgage covering the above described property owned by Collateral Investment Company in the original sum of \$17,200.00 dated September 9, 1969, and recorded in the RMC Office for said County and State in Mortgage Book 1136, Page 279, which has a present balance due in the sum of \$16,870.40.

As a further part of the consideration for this deed, the Grantors assign and transfer to Grantee all their right, title and interest in and to any escrow deposits maintained by the above named Mortgagee in connection with the mortgage loan referred to above.

Grantee agrees to pay 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(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 assigns against the grantor(s) and the grantor'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 7th day of October 1971.

SIGNED, sealed and delivered in the presence of

John F. Byars Jr (SEAL)
John F. Byars, Jr.

C. Timothy Sullivan
C. Timothy Sullivan
Barbara Bolt Dill
Barbara Bolt Dill

Ruth N. Byars (SEAL)
Ruth N. Byars (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 7th day of October 1971.

Barbara Bolt Dill (SEAL)
Notary Public for South Carolina
My Commission Expires: 7/15/81

C. Timothy Sullivan
C. Timothy Sullivan

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

7th day of October 1971.
Barbara Bolt Dill (SEAL)
Notary Public for South Carolina
My Commission Expires: 7/15/81

Ruth N. Byars
Ruth N. Byars

RECORDED this 8th day of October 1971 at 10:23 A. M., No. 10203

164-243-3-138

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