

GREENVILLE
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COUNTY CLERK

GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

Greenville County
Stamp
Pg 1 \$ 49.50
Pg 2 \$ 30.00

in consideration of **Forty-Five Thousand (\$45,000.00)** Dollars plus the assumption of the mortgage indebtedness as set out below herein the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **Earl Houston Fuller and Marian Wallace Fuller, their heirs and assigns forever:**

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot 45 on a plat of Pelham Estates, Section III, prepared by Piedmont Engineers & Architects, dated February 11, 1965, recorded in the R. M. C. Office for Greenville County in Plat Book 4-G at page 13, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Redcliffe Road at the joint front corner of Lots 44 and 45, and running thence with the line of Lot 44, S. 68-53 E., 312.1 feet to an iron pin at the joint rear corner of Lots 44 and 45; thence with the line of lot 51, N. 29-22 E., 110 feet to an iron pin at the joint rear corner of Lots 45 and 46; thence with the line of Lot 46, N. 48-41 W., 299.6 feet to an iron pin at the joint front corner of Lots 45 and 46 on the southeastern side of Redcliffe Road; thence with the southeastern side of Redcliffe Road, S. 42-04 W., 110 feet; thence continuing with the southeastern side of Redcliffe Road, S. 24-00 W., 110 feet to the point of beginning.

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

For deed into grantor see deed Book 952 at page 10.

Grantees agree to pay 1974 property taxes.

As a part of the consideration herein the Grantee agrees to assume and pay the balance due on that certain mortgage to First Federal Savings & Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 1297 at page 135 and having a current balance of \$20,000.00.

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 21st day of February, 1974

SIGNED, sealed and delivered in the presence of:

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

R. Kinard Johnson, Jr.
Kathy E. Hughes

(SEAL)
50 DOLLARS
30 DOLLARS
10 DOLLARS
(SEAL)
(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 21st day of February, 1974

R. Kinard Johnson, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 8-14-79

Kathy E. Hughes

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 21st day of February, 1974
R. Kinard Johnson, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 8-14-79

Mary M. Lanford
Mary M. Lanford

RECORDED this _____ day of _____, 19____, at _____ M., No. _____

FEB 21 1974

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