

FILED
GREENVILLE CO. S.C.
OCT 12 1974
CLERK OF COURT

State of South Carolina,
Greenville County

IN THE COURT OF COMMON PLEAS

To All Whom These Presents Shall Come:

I, FRANK P. McGOWAN, JR., as Master in and for the County aforesaid, SEND GREETING:
WHEREAS, Barbara P. Lunsford, individually and as Administratrix of
the estate of Thea W. Lunsford
on or about the 18th day of October in the year of
our Lord nineteen hundred and seventy-four exhibited her
complaint in the Court of Common Pleas for the County aforesaid, against
Ronald D. Lunsford

demanding relief as to the real estate described in the complaint: and the cause being at issue, came on to be heard
on the 30th day of October 1974,
and such proceedings were had therein as resulted in a decree of the said Court, whereby it was adjudged and
decreed that the said real estate hereinafter mentioned and described, be conveyed by FRANK P. McGOWAN, JR.,
as Master in and for the County aforesaid, to Benjamin D. Fitts and Claire B. Fitts

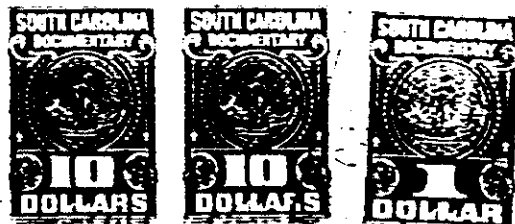
for the purposes mentioned in the said decree, as by reference thereto on file in said Court, will appear;
(See Judgment Roll No. L-12, 964)

NOW, Therefore, Know all Men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and
for the County of Greenville aforesaid, by virtue of the aforesaid decree, in consideration of \$10,250.68
and assumption of mortgage recited below
HAVE GRANTED, conveyed and released, and by these presents, DO GRANT, convey and release unto
the said Benjamin D. Fitts and Claire B. Fitts:

ALL that piece, parcel or lot of land, with all improvements thereon, or
hereafter constructed thereon, situate, lying and being in the County of
Greenville, State of South Carolina, on the southeastern side of Balcome
Boulevard and being known and designated as Lot No. 35 on plat of Addition
to Lakewood recorded in Plat Book 4-F at page 38 and having the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Balcome Boulevard at
the joint front corner of Lots 35 and 36 and running thence along said
Boulevard N. 53-54 E. 120 feet to an iron pin; thence along the joint line
of lots 35 & 34, S. 35-06 E. 200 feet to an iron pin; thence S. 54-54 W.
120 feet to an iron pin; thence N. 35-06 W. 200 feet to the point of
beginning.

This conveyance is made upon the condition that the grantees assume and
agree to pay the balance due on that certain note and mortgage dated
December 23, 1970 held by Carolina Federal Savings and Loan Association
recorded in the RMC Office for Greenville County in Mortgage Book 1176
at page 317, having assumption balance due thereon in the amount of
\$21,749.32.



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