

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that EARL FIELDS and JOAN P. CANOLER (formerly JOAN P. FIELDS) in consideration of Four Thousand Three Hundred Eighty-six and 43/100 (\$4,386.43)-- Dollars and assumption of mortgage indebtedness as 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 WELDON JOEL McABEE and SYBIL A. McABEE, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the western side of Fairhaven Drive, in Chick Springs Township, Greenville County, South Carolina, being shown and designated as Lot No. 79 on a plat of ORCHARD ACRES, SECTION 2, made by J. Mac Richardson, Surveyor, dated December, 1959, recorded in the RMC Office for Greenville County, S. C., in Plat Book MM, page 147, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Fairhaven Drive at the joint front corners of Lots No. 79 and 80 and running thence S. 78-56 W., 200 feet to an iron pin at the corner of Lots Nos. 81 and 83; thence along the rear line of Lot No. 83 and 84, N. 9-22 W., 86.00 feet to an iron pin at the rear corner of Lot No. 78; thence along the line of Lot No. 78, N. 77-41 E., 195.4 feet to an iron pin on Fairhaven Drive; thence along the western edge of Fairhaven Drive, N. 12-19 E., 90 feet to an iron pin, the beginning corner.

The above property is the same conveyed to Earl Fields and Joan P. Fields by deed of Larry G. Shaw Builder, Inc., recorded in Deed Book 979, page 776, and is hereby conveyed subject to rights of way, easements, setback lines, restrictions, public roads and conditions reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree to pay Greenville County property taxes for the tax year 1975 and subsequent years.

Joan P. Fields is now divorced and has resumed her maiden name by Decree of Court, which is Joan P. Canoler.

The Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given to Carolina Federal Savings and Loan Association (over)

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 10th day of February 19 75.

Sealed, sealed and delivered in the presence of Constance B. McBride, Earl Fields, Joan P. Canoler (formerly Joan P. Fields)

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 10th day of February 19 75.

Constance B. McBride (SEAL) Notary Public for South Carolina My commission expires: 5/22/83

John M. Dillard



STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

RENUNCIATION OF DOWER - UNNECESSARY GRANTOR UNMARRIED

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 19 day of

Notary Public for South Carolina My commission expires:

RECORDED this day of

(CONTINUED ON NEXT PAGE)



Greenville County Stamps Paid \$ 4.75 Act No.

4328 RV-2