

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE COUNTY

1023 451

KNOW ALL MEN BY THESE PRESENTS that E. JOE RATLIFF AND JEAN S. RATLIFF

in consideration of ONE DOLLAR (\$1.00) AND ASSUMPTION OF THE WITHIN BELOW DESCRIBED MORTGAGE Dollars.

the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto C. C. JOYNER, his heirs and assigns forever;

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the easterly side of Waddell Road and being shown and designated as Lot No. 46 on plat of Section III, WADE HAMPTON GARDENS Subdivision, recorded in the RMC Office for Greenville County in Plat Book YY at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Waddell Road at corner of Lot No. 47 and running thence with the easterly side of said Road, S. 17-30 W. 110 feet to an iron pin at corner of Lot No. 45; thence with line of said Lot, S. 72-30 E. 160 feet to an iron pin in line of Lot No. 59; thence with line of Lots Nos. 59 and 58, N. 17-30 E. 110 feet to an iron pin at corner of Lot No. 47; thence with line of said Lot, N. 72-30 W. 160 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record. — 271-141-1-46

This is the same property as that conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 1008 at Page 856.

As a part of the consideration herein, the Grantee agrees to assume that certain mortgage to Fidelity Federal Savings and Loan with an original balance of \$36,000.00 and current balance of \$35,724.60 recorded in Mortgage Book 1325 at Page 482, R.M.C. Office for Greenville County, South Carolina.

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 25 day of July 1975
SIGNED, sealed and delivered in the presence of
[Signatures: Helen Howard, E. Joe Ratliff, Jean S. Ratliff] (SEAL)

STATE OF KENTUCKY } PROBATE
COUNTY OF Fayette }
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 25 day of July 1975
[Signature: Charles B Adams] (SEAL)
Notary Public for Kentucky
My commission expires Aug 14, 1977

STATE OF KENTUCKY } RENUNCIATION OF DOWER
COUNTY OF Fayette }
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 singular the premises within mentioned and released.
GIVEN under my hand and seal this 25 day of July 1975
[Signature: Jean S. Ratliff] (SEAL)
Notary Public for Kentucky
My commission expires Aug 14, 1977

RECORDED this 29 day of AUG 1975 at 1:07 P. M. No. 5048

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