

va 1024 wa 210

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHABREAN, WATKINS, CO. S. C. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

FILED

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 16 12 45 PM '77
DENNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, Donald C. Armstrong and Sandra S. Armstrong,

in consideration of Four Thousand Nine Hundred Nineteen and 75/100 (\$4,919.75)-----Dollars
and assumption of mortgage as set out hereinbelow
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain,
sell and release unto Jason M. Arthur and Doris W. Arthur, 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, near the Town of Mauldin being known and designated as Lot No. 6 and a portion of Lot 7, Baldwin Circle on Plat Number 1 of Verdin Estates, said plat being prepared by C. O. Riddle, Surveyor, dated September 21, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4R at Pages 34 and 35, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Baldwin Circle at the joint front corner of Lots 5 and 6; thence with the joint line of said Lots, N. 88-27 W., 150 feet to an iron pin; thence N. 1-33 E., 80 feet to an iron pin; thence, continuing N. 1-33 E., 5 feet to a point; thence through Lot 7, S. 88-27 E., 150 feet to a point on Baldwin Circle; thence with Baldwin Circle, S. 1-33 W., 5 feet to an iron pin; thence continuing with Baldwin Circle, S. 1-33 W., 80 feet to an iron pin, the point of beginning.

- 799-220.1-1-6

This is the same property conveyed to the grantors herein by deed of Justin Enterprises, Inc., dated May 31, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1000 at Page 282 and is hereby conveyed subject to easements, conditions, covenants, rights of way and restrictions which are a matter of record and actually existing on the ground affecting the above described property.

As part of the consideration of this deed, the grantees agree to assume and pay in full the indebtedness due on the note and mortgage covering the above described property owned by First Federal Savings and Loan Association, dated May 31, 1974, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1312 at Page 237, which has a present balance due in the sum of \$32,580.25.

As a part of the consideration for this deed, the grantors do setover and assign unto the grantees all their right, title and interest in and to any escrow deposits maintained by the above named mortgagee for payment of taxes, insurance and mortgage insurance premiums connected with the above mentioned loan.

10.00
Greenville County
5.50



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