

NTC
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.C.

FEB 11 3 02 PM '76
DONNIE S. TANKERSLEY
R.M.C.

Vol 1031 p. 529

KNOW ALL MEN BY THESE PRESENTS, that I, Waymon D. McCauley,

in consideration of One Dollar (\$1.00) and assumption of mortgage indebtedness set forth ~~below~~,
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

Janet McCauley, her heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southwestern side of Lester Avenue, in Greenville County, South Carolina, being shown and designated as Lot No. 3 on a plat of Union Bleachery, Division of Cone Mills Corporation, dated March, 1959, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ at Pages 80 and 81, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Lester Avenue at the joint front corner of Lots 3 and 4 and running thence with the common line of said lots, S. 51-57 W. 172.0 feet to an iron pin; thence S. 38-20 E. 57.8 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence with the common line of said lots, N. 52-40 E. 172.1 feet to an iron pin on the southwestern side of Lester Avenue; thence with the southwestern side of Lester Avenue, N. 38-20 W. 60 feet to an iron pin, the point of beginning.

DERIVATION: 1018/71. - 159 - 11 - 3

This conveyance is made subject to the rights-of-way, easements, conditions, public roads, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said premises.

As a part of the consideration, grantee assumes and agrees to pay in full the indebtedness due on the note and mortgage covering the above described property given to Cameron-Brown Company, dated August 21, 1969, in the original sum of \$8700.00, recorded in Mortgage Book 1135, Page 1, which has a present balance due of \$7739.26.

As a further part of the consideration for this deed the grantor hereby assigns, transfers and sets over unto the grantee all his right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the loan referred to above.

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 6th day of February, 1976.

SIGNED, sealed and delivered in the presence of:

Wm. B. Barrett
William B. Cain

Waymon D. McCauley (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 6th day of February, 1976.

Wm. B. Barrett (SEAL) William B. Cain

Notary Public for South Carolina.
My commission expires 12/17/78

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT NECESSARY
GRANTEE WIFE OF GRANTOR

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
day of 19

(SEAL)
Notary Public for South Carolina.

My commission expires

RECORDED this FEB 11 1976 day of at 3:02 P. M., No. 20401

15<

050
4328 RV-2