

FILED

TITLE TO REAL ESTATE-Prepared by GREENVILLE CO. S. C., Attorney at Law, Greenville. S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
KNOW ALL MEN BY THESE PRESENTS, that GARY D. RATLIFF AND SANDRA L. RATLIFF

JUN 1 11 40 AM '76

For True Consideration See Affidavit  
Book 39 Page 1082

DONNIE S. TANKERSLEY

in consideration of Assumption of that Mortgage referred to herein below and other valuable consideration  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto DAVID SMITH BUILDERS, INC., Its Successors and Assigns:

ALL that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being on the northwest side of Stevenson Lane, County of Greenville, State of South Carolina, being shown as Lot No. 21-A on plat of resubdivision of Lot No. 21 Dixie Farms made by Campbell & Clarkson, Surveyors, dated May 2, 1969, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4 C, at Page 117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Stevenson Lane at the corner of Lot No. 21, and running thence along the joint line of Lot No. 21 and 21-A, N. 26-27 1/2 W. 249.8 feet to an iron pin at the joint rear corner of said lots; thence N. 63-46 E. 79.2 feet to an iron pin; thence S. 30-50 E. 250.5 feet to an iron pin on the northwest side of Stevenson Lane; thence along the northwest side of Stevenson Lane, S. 63-46 W. 89 feet to the beginning corner.

THIS is the same property conveyed to the Grantors herein by deed dated March 14, 1973 and recorded in the RMC Office for Greenville County in Deed Book 970, at Page 47.

AS a portion of the consideration herein, the Grantees herein assume and agree to pay the balance of that certain mortgage in favor of First Federal Savings and Loan Association of Greenville, South Carolina, in the original amount of Eighteen Thousand Five Hundred and No/100 (\$18,500.00) Dollars, recorded in the RMC Office for Greenville County, South Carolina in REM Book 1269, at Page 622. The assumption balance being \$17,907.73.

THIS conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

12-247-3-5-1

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) heirs or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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) 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 9th day of April 19 76

SIGNED, sealed and delivered in the presence of:

Richard K. Allen  
Lucia P. Helwech

Gary D. Ratliff (SEAL)  
Sandra L. Ratliff (SEAL)

Greenville County  
Stamps Paid \$ 5.50  
Act No. 380 Sec. 1



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 9th day of April 19 76

Richard K. Allen (SEAL)  
Notary Public for South Carolina

Lucia P. Helwech

My Commission Expires October 31, 1975

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 9th day of April 19 76  
Virginia D. Jones (SEAL)  
Notary Public for South Carolina

Sandra L. Ratliff

RECORDED this 11:40 A.M. No. 31110  
JUN 1 1976

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