

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO S.W.
JUN 23 11 15 AM '76
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Michael L. B. Sowa and Rhoda A. Sowa
(also known as M. L. Sowa and Rhoda Sowa)

in consideration of Two Thousand Three Hundred and No/100 (\$2,300.00) Dollars
and assumption of the mortgaged indebtedness hereinbelow set forth
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 Michael Baker, his heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville,
State of South Carolina near the City of Greenville on Pinehurst Drive and known and designated
as Lot No. 21 of Pinehurst Subdivision, Section C, plat of which is recorded in the R.M.C. Office
for Greenville County in Plat Book S at Page 77-A, and according to said plat has the
following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Pinehurst Drive at the joint front corner of
Lots Nos. 20 and 21 and running thence N. 62-23 E., 130.4 feet to a point at the joint rear
corner of said lots; thence S. 25-58 E., 60.0 feet to a point at the joint rear corner of Lots
21 and 22; thence S. 62-23 W., 129.6 feet to a point at the joint rear corner of said lots on
the northeastern side of Pinehurst Drive; thence N. 26-48 W., 60.0 feet to the joint corner of
Lots 20 and 21, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights
of way which are a matter of record and/or actually existing on the ground affecting the above
described property.

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As part of the consideration of this deed, the Grantee agrees to assume and pay in full the
indebtedness due on the note and mortgage covering the above described property owned by
Collateral Investment Company recorded in the R.M.C. Office for Greenville County in Mortgage
Book 1295 at Page 719 in the original amount of \$18,000.00 and having a present balance of
\$17,649.82.

This is the same property conveyed to the Grantors herein by deed recorded in the R.M.C. Office
for Greenville County in Deed Book 988 at Page 634.

As a part of the consideration of this deed, the Grantors do setover and assign unto the Grantee
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.
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; 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 11th day of June 19 76.

SIGNED, sealed and delivered in the presence of
Frances K. Bagwell
James C. Blahely, Jr.

M L Sowa
also known as Michael L. B. Sowa (SEAL)
Rhoda Sowa
A/k/a Rhoda A Sowa (SEAL)
DOLLARS (SEAL)

STATE OF SOUTH CAROLINA
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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 11th day of June 19 76

James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Frances K. Bagwell

STATE OF SOUTH CAROLINA
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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

11th day of June 19 76
James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Rhoda Sowa

RECORDED this 23 day of JUN 23 1976 at 11:15 A. M. No. 33517

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