

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 16 12 36 PM '76

GONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that

ELIZABETH S. CARPER

in consideration of ONE (\$1.00) and assumption of mortgages as set forth below-----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 J. MAC BRUCE, his heirs and assigns:

All that lot of land in the county of Greenville, state of South Carolina, being known as a portion of Lots Nos. 40 & 41 on plat of South Cherokee Park recorded in Plat Book A page 130 of the RMC Office for Greenville County, S. C. and having according to a recent survey made by Carolina Surveying Company April 15, 1971 the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southwest side of Conestee Avenue 360 feet southwest from the southwest corner of Saluda Street and Conestee Avenue; thence with the northwest side of said Conestee Avenue S. 27-0 W. 70 feet to an iron pin; thence through lot No. 41, N. 63-0 W. 173.75 feet to an iron pin on the southeast side of an alley; thence with the southeast side of said alley N. 27-0 E. 70 feet to an iron pin; thence through lot No. 40, S. 63-0 E. 173.25 feet to an iron pin on the northwest side of Conestee Avenue the point of beginning.

-519-218-6-7

As part of the consideration, the grantee agrees to assume that certain mortgage given to First Federal Savings & Loan Association, recorded March 21, 1971 in the RMC Office for Greenville County in volume 1187 at page 480, on which there is a present balance due of approximately \$18,500.00, and mortgage to Claude H. Hamby recorded 1/11/74 in mortgage vol. 1299 page 517 on which there is a balance due of \$15,000.00.

This is the same property conveyed to grantor herein by deed dated January 1, 1974 from Larry Carper, and recorded January 9, 1974 in volume 991 at page 880, and is conveyed subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat or on the premises.

J. Mac Bruce
Morgan Manor
Greenville, SC, 29607

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 15 day of July, 19 76.

SIGNED, sealed and delivered in the presence of:

Crystal H. Giovanetti
Denobia C. Hall

Elizabeth S. Carper (SEAL)
Elizabeth S. Carper

(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 15th day of July

1976

Denobia C. Hall (SEAL)
Notary Public for South Carolina
My commission expires: 11/12/79

Crystal H. Giovanetti

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTOR- WOMAN
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

day of _____, 19 _____

(SEAL)

Notary Public for South Carolina.
My commission expires _____

RECORDED this _____ day of JUL 16 1976 at 12:36 P. M., No. 1503

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