

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

OCT 13 11 09 AM '76
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that I, M. L. Lanford, Jr.

in consideration of Eighteen Thousand Three Hundred Fifty and no/100- (\$18,350.00) Dollars, and assumption of mortgage as set out 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 Ernest Prater and Mary H. Prater, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as lot 138 of Pine Brook Forest subdivision, Section 2, as shown on a plat thereof dated March 15, 1972, recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at pages 48 and 49, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Cannon Circle at the joint front corner of lots 138 and 137, and running thence with the line of lots 137 and 136, N. 80-37 E., 226.4 feet to an iron pin at the joint rear corner of lots 138, 136 and 135; thence with the rear line of lot 135, S. 35-20 E., 30 feet to an iron pin at the joint rear corner of lots 138 and 139; thence with the line of lot 139, S. 54-40 W., 220 feet to an iron pin at the joint front corner of lots 138 and 139 on the Eastern side of Cannon Circle; thence with the Eastern side of Cannon Circle, N. 35-20 W., 62.2 feet to a point; thence continuing with the Eastern side of Cannon Circle, N. 25-00 W., 90.4 feet to the point of beginning.

- 75-57411-1-138

This is the same property conveyed to the grantor herein by deed of Oak, Inc., dated June 14, 1976, and recorded June 22, 1976 in Deed Book 1038 at page 407.

As a part of the consideration herein the Grantees agree to assume and pay the balance due on that certain mortgage to First Federal Savings & Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1371 at page 658, and having a current balance of \$28,600.00.

7679 RT 18M

Greenville County
20.35
Act No. 330 Sec. 1

The Grantees' mailing address is Route # 4, Cannon Circle, Greenville, S.C. 29605

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 16th day of October, 1976.

SIGNED, sealed and delivered in the presence of:

M. L. Lanford, Jr. (SEAL)
M. L. Lanford, Jr.

R. Kinard Johnson, Jr.
Linda D. Laur

200M

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT 16 1975
PB 11218
37.00

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

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 16th day of October 1976.

R. Kinard Johnson, Jr. (SEAL) Linda D. Laur
Notary Public for South Carolina.

My commission expires 8-14-79

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)' 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 16th day of October 1976.

R. Kinard Johnson, Jr. (SEAL) Mary M. Lanford
Notary Public for South Carolina.

My commission expires 8-14-79

RECORDED this 18 day of October 1976, at 11:09 A. M., No. 10593

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