

102 Calix Court
Mauldin, South Carolina

FILED
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE- Offices of HILL, WYATT & FAYSSOUX, Attorneys at Law, 100 Williams St., Greenville, S.C.

Dec 13 4 29 PM '76

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Alvin V. Boykin, III and Melinda K. Boykin

In consideration of One Thousand Five Hundred and No/100----- (\$1,500.00)----- 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 Gloria B. Martin, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, and being located on Calix Court and further being known and designated as Lot 36 of Hillsborough, plat recorded in the RMC Office for Greenville County in Plat Book WWW at Page 56 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Calix Court, said pin being the joint front corner of Lots 35 and 36 and running thence with the common line of said Lots, S. 73-19 W. 190.3 feet to an iron pin; joint rear corner of Lots 35 and 36; thence N. 14-24 E. 180 feet to an iron pin, joint front corner of Lots 36 and 37; thence with the common line of said Lots, S. 66-21 E. 133 feet to an iron pin on the North-western side of Calix Court; thence with the Northwestern side of Calix Court, S. 28-26 E. 28 feet to an iron pin, the point of beginning.

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This being the same property conveyed to the Grantors herein by deed of Davey L. Kinion, et al, recorded in the RMC Office for Greenville County in Deed Book 997 at Page 630 on April 23, 1974. This conveyance is made subject to all restrictions, easements and rights of way of record.

The Grantee herein assumes and agrees to pay that certain mortgage to NCNB Mortgage Corporation dated April 16, 1974, recorded in Mortgage Book 1308 at Page 27 and having a current unpaid balance of \$28,891.34. Grantee also hereby assumes the obligations of the Grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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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)' 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 law-fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 10th day of December 1976.

SIGNED, sealed and delivered in the presence of:

Beverly C. Guest
James W. Fayssoux

Alvin V. Boykin III (SEAL)
Melinda K. Boykin (SEAL)
STATE OF SOUTH CAROLINA (SEAL)
SOUTH CAROLINA TAX COMMISSION (SEAL)
DOCUMENTARY TAX STAMP (SEAL)
REGISTRY TAX \$ 03.00

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

SWORN to before me this 10th day of December 1976.

James W. Fayssoux (SEAL)
Notary Public for South Carolina.

My Commission Expires 5/29/83

Beverly C. Guest

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 10th day of December 1976.
James W. Fayssoux (SEAL)
Notary Public for South Carolina.

My Commission Expires 5/29/83

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
REGISTRY TAX \$ 01.65

RECORDED this day of DEC 13 1976 at 4:29 P. M. No 15950

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