

1714 Winding Way
Greenville S.C.

LAW OFFICES OF JOHN W. HOWARD III, ATTORNEY AT LAW GREENVILLE, S. C. 29601
STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } JAN 10 10 33 AM '77
DONNIE S. TANKERSLEY
R.M.C.
KNOW ALL MEN BY THESE PRESENTS, that Rodger Leroy Ryan and Brenda M. Ryan, VOL 1049 PAGE 358

in consideration of Three Hundred and no/100 (\$300.00)----- Dollars,
AND ASSUMPTION OF MORTGAGE
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Ricky S. Banks and Debbie L. Banks, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 213, Winding Way, Peppertree Subdivision, Section No. 3, as shown on a plat recorded in the Office of the R.M.C. for Greenville County in Plat Book 4X at Page 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the north side of the right-of-way of Winding Way, a joint front corner of Lots 212 and 213; thence along said right-of-way S. 86-14 W. 80.0 feet to an iron pin; thence N. 5-09 W. 140.0 feet to an iron pin; thence N. 86-11 E. 81.4 feet to an iron pin; thence S. 4-40 E. 140.0 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by Deed of John Crosland Company, by Deed recorded in the RMC Office for Greenville County in Deed Book 1035-941 on May 7, 1976. -276-727.1-1-154

This conveyance is made subject to any and all easements, rights-of-way and restrictions of record or may be seen by an inspection of the ground.

The Grantees' mailing address is 1714 Winding Way, Greenville, S. C.

As part of the consideration hereof, the grantees assume and agree to pay the balance due on a mortgage to Stockton, White & Company recorded May 7, 1976 in Mortgage Book 1363 at page 655, the present balance due in the amount of \$36,375.46.

DOCUMENTARY STAMP TAX \$01.00
JAN 10 1977
SOUTH CAROLINA TAX COMMISSION

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)' hand(s) and seal(s) this 13th day of November, 1976

SIGNED, sealed and delivered in the presence of:

[Signature]

Rodger Leroy Ryan (SEAL)
Brenda M. Ryan (SEAL)

SOUTH CAROLINA COUNTY DOCUMENTARY TAX \$00.55
JAN 10 1977
PROBATE

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)' 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 13th day of November, 1976

[Signature] (SEAL)
Notary Public for South Carolina

My commission expires 1/11/82

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 in all her right and claim of dower of, in and to all singular the premises within mentioned and released.

Under my hand and seal this 13th day of November, 1976
[Signature] (SEAL)
Notary Public for South Carolina

My commission expires 1/11/82

RECORDED this 10th day of JAN 10 1977 at 10:33 A.M., No. 18202

6
9
4
1
1
0
C
2
0
0
M

4328 (V.2)