

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Grantee's address: 10 Olde Orchard, Greenville, SC

KNOW ALL MEN BY THESE PRESENTS, that Lawrence Rivera, Jr. and Esperanza Rivera

Four Thousand Four Hundred Twenty-one and 42/100 (\$4,421.42) Dollars,
in consideration of and assumption of mortgage as set forth 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 Pierre A. Menendes and Maura S. Menendes, their 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, being known and designated as Lot Number 170 of a subdivision known as Coach Hills according to a plat thereof prepared by Piedmont Engineers, Architects & Planners dated September 26, 1974, recorded in Plat Book 4-X at Page 85 of the RMC Office for Greenville County.

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This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said lot.

This is the same property conveyed to the Grantors by deed of Southland Properties, Inc. dated October 17, 1975 and recorded October 17, 1975 in Deed Book 1025 at Page 989 of the RMC Office for Greenville County.

As a part of the consideration for this conveyance, Grantees hereby assume and agree to pay the balance of that certain mortgage in favor of Bankers Trust of S.C., subsequently assigned to Fidelity Federal Saving and Loan Association and serviced by Aiken-Speir, Inc. recorded in Mortgage Book 1369 at Page 985 of the RMC Office for Greenville County, having a present balance of \$41,078.58.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 18 day of February 1977.

SIGNED, sealed and delivered in the presence of:

Lawrence Rivera Jr.
Esperanza Rivera

Lawrence Rivera Jr. (SEAL)
Esperanza Rivera (SEAL)

South Carolina
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } Greenville

COUNTY DOCUMENTARY TAX
DOCUMENTARY STAMP TAX 09.00
DOCUMENTARY TAX 04.95

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18 day of February 1977.

Deborah H. Garrison (SEAL)
Notary Public for South Carolina SC
My commission expires: 1-29-81

Lawrence Rivera Jr.

South Carolina
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } 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(s') heirs, 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 18 day of February 1977.

Deborah H. Garrison (SEAL)
Notary Public for South Carolina SC
My commission expires: 1-29-81

Esperanza Rivera

RECORDED this FEB 23 1977 day of at 9:45 A. M., No. 22225

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