

222 Ashmore Bridge Road, Mauldin, South Carolina

1052 1055

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that

FRANK B. WOODRUFF, JR., AND MARTHA M. WOODRUFF

THREE THOUSAND FIVE HUNDRED AND NO/100 (\$3,500.00) Dollars, AND ASSUMPTION OF THE WITHIN BELOW DESCRIBED 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

MILTON P. YEAGER, JR., AND MELISSA NAN YEAGER, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot 53 on plat of Bishop Heights, prepared by Ethan C. Allen, RLS, dated January, 1966 and recorded in the RMC Office for Greenville County in plat Book BBB, Page 171, and on a more recent plat of property of Frank B. Woodruff, Jr., and Martha M. Woodruff, prepared by Freeland and Associates, dated May 5, 1975, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Ashmore Bridge Road, joint front corner of lots 53 and 52 and running thence N. 57-29 W., 225.0 feet to an iron pin; thence S. 32-31 W., 100.0 feet to an iron pin at the joint rear corner of lots 54 and 53; thence with the common line of lots 54 and 53, S. 57-29 E., 225.0 feet to an iron pin on Ashmore Bridge Road; thence with said Ashmore Bridge Road, N. 32-31 E., 100.0 feet to an iron pin, being the point of beginning.

This conveyance is made subject to all easements, restrictions and rights-of-way of record, if any, affecting the above described property.

Derivation: Deed Book 1018, Page 8 - George O'Shields Builder, Inc. 5/9/1975

As a part of the consideration herein the Grantees agree to assume that certain Mortgage to South Carolina National Bank, recorded in Mortgage Book 1338, Page 805 in the R.M.C. Office for Greenville County, South Carolina, having an original balance of \$30,850.00 and a present balance of \$30,336.67. The Escrow Account with said loan is also hereby assigned to the Grantee.

-199-174-1-52

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 16 day of February 1977

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of witnesses: Violet Peters

FRANK B. WOODRUFF, JR. (SEAL) MARTHA M. WOODRUFF (SEAL)

STATE OF SOUTH CAROLINA } COUNTY OF CHARLESTON

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 16 day of Feb. 1977

Notary Public for South Carolina My Commission Expires November 13, 1980

STATE OF SOUTH CAROLINA } COUNTY OF CHARLESTON

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 16 day of Feb. 1977

MARTHA M. WOODRUFF (SEAL)

Notary Public for South Carolina My Commission Expires: MAR 10 1977

RECORDED this day of MAR 10 1977 at 9:16 A. M., No. 21689

DOCUMENTARY STAMP TAX \$07.00

SOUTH CAROLINA COUNTY DOCUMENTARY TAX \$03.85

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