

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1051 448

KNOW ALL MEN BY THESE PRESENTS, that Fred S. Maus, Jr.

in consideration of Three Thousand Six Hundres Sixty-one and 10/100 (\$3,661.10) Dollars
and assumption of the mortgage hereinbelow set forth
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Ira Marshall Shortt and Janet E. Shortt, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 71 on a plat of Belmont Heights recorded in the R.M.C. Office for Greenville County in Plat Book GG at Page 99 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Kay Drive at the joint front corner of Lots 71 and 72 and running thence with Lot 72, S. 27-26 E., 162.9 feet to an iron pin; thence S. 63-10 W., 70 feet to an iron pin at the rear corner of Lot 70; thence continuing with the line of Lot 70, N. 27-26 W., 162 feet to an iron pin on Kay Drive; thence with the southeastern side of Kay Drive, N. 62-34 E., 70 feet to the point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

This is the same property conveyed to the grantor herein by deed of Wilma P. Maus recorded in the R.M.C. Office for Greenville County in Deed Book 882 at Page 114 on January 2, 1970.

As part of the consideration of this deed, the Grantees agree to assume and pay in full the indebtedness due on the note and mortgage covering the above described property owned by Fidelity Federal Savings & Loan Association dated May 7, 1976 and recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1367 at Page 569 which has a present balance of \$14,538.90

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The grantees assume and agree to pay Greenville County property taxes for the year 1977 and all subsequent years.

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 assigns against the grantor(s) and the grantor'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 7th day of April 19 77.

SIGNED, sealed and delivered in the presence of

Francis R. Bagwell
James C. Blakely, Jr.

Fred S. Maus, Jr. (SEAL)

DOCUMENTARY 03.00

STATE OF SOUTH CAROLINA
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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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7th day of April 1977.

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Francis R. Bagwell

STATE OF SOUTH CAROLINA
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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

7th day of April 1977
James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: APR 11 1977

Janet E. Maus

RECORDED this day of APR 11 1977 19 at 3:37 P.M.

GREENVILLE COUNTY DOCUMENTARY TAX 04.40

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