

TITLE TO REAL ESTATE—Offices of ~~Fair~~ Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

GRANTEES ADDRESS: 5 Rocky Knoll Drive, Greenville, S. C. 29605

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

11 11 07 1977

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KNOW ALL MEN BY THESE PRESENTS, that We, W. E. McClain and Mattie N. McClain

in consideration of Three Thousand and No/100 (\$3,000.00)----- Dollars,
and assumption of mortgage hereinbelow described
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Frank O. McClain, Jr. and Nancy K. McClain, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as Lot No. 53 of a subdivision known as Pecan Terrace, being situate on the northeast side of Rocky Knoll Drive, as shown by plat recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book GG at Page 9, and being more particularly described, according to survey and plat by Piedmont Engineering Service dated May 20, 1954, as follows:

BEGINNING at an iron pin on the northeast side of Rocky Knoll Drive, front corner of Lots Nos. 53 and 54; thence with said drive, N. 26-54 W. 70 feet to an iron pin; thence with line of Lot No. 52, N. 53-41 E. 174.1 feet to an iron pin; thence S. 28-24 E. 103 feet to an iron pin in line of Lot No. 54; thence with said lot, S. 64-34 W. 174.4 feet to an iron pin, the beginning; being the same conveyed unto the Grantors herein by deed from Frank Omer McClain recorded in the RMC Office for Greenville County in Deed Book 1017, at Page 146, recorded April 22, 1975.

This conveyance is made subject to any restrictions, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

The Grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by the Grantors herein in the original sum of \$12,000.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the RMC Office for Greenville County in Mortgage Book 1381, at Page 543, on which there is a balance due of \$11,567.64, as of this date.

SOUTH CAROLINA COUNTY DOCUMENTARY TAX \$03.30
APR 1977
GREENVILLE COUNTY

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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 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 8th day of April 19 77

SIGNED, sealed and delivered in the presence of:

W. E. McClain (SEAL)
W. E. McClain

Mattie N. McClain (SEAL)
Mattie N. McClain

Judith A. Porter
Bruce M. Bozeman

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 8th day of April 1977

Bruce M. Bozeman (SEAL)
Notary Public for South Carolina
My Commission expires: 8/14/79

Judith A. Porter

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)'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 8th day of April 19 77

Bruce M. Bozeman (SEAL)
Notary Public for South Carolina
My Commission expires: 8/14/79

Mattie N. McClain

RECORDED this 14 day of APR 1977 at 11:07 A. M., No.

0.596

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