

TITLE TO REAL ESTATE—Office of Eddie R. Horbin, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Betty Godfrey and William F. Case, Attorney in Fact for George M. Godfrey

in consideration of Eighteen Thousand One Hundred Four and 75/100 (\$18,104.75 Dollars, and assumption of mortgage mentioned hereinbelow to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto William A. Pearson and Anne B. Pearson, their heirs and assigns, forever: (of 38 Parliament Road, Greenville, South Carolina, 29615).

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being shown as Lot No. 1 on a plat of the property of Annie L. Ferguson recorded in the R.M.C. Office for Greenville County in Plat Book "SS" at Page 7, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Tindal Road at the joint front corner of Lots Nos. 1 and 2 and running thence with the common line of said lots N 82-11 W 210.42 feet to an iron pin; thence N 89-19 E 84.6 feet to an iron pin; thence S 86-17 E 200.75 feet to an iron pin on Tindal Road; thence with said Road, S 3-0 W 100 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements, and rights of way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described. The Grantees herein assume and agree to pay that mortgage in favor of First Federal Savings & Loan Assoc. recorded in R.M.C. Office in mortgage Book 925 at Page 214 present balance thereon \$7,895.25.

DERIVATION: This being the same property conveyed to George M. Godfrey by William Albert Pearson by deed dated June 19, 1970 and recorded in the R.M.C. Office for Greenville County, in Deeds Book 892, Page 437. (See Judgment Roll Number 77-796 for authority for Betty Godfrey former wife of George M. Godfrey to sell and convey subject property.)

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 27th day of April, 1977.

SIGNED, sealed and delivered in the presence of

Betty Godfrey (SEAL)
George M. Godfrey (SEAL)
William F. Case, Attorney in Fact (SEAL)
for George M. Godfrey

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 deed and that s/he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of April, 1977.

Eddie R. Horbin (SEAL)
Notary Public for South Carolina
My commission expires 15 1977

STATE OF SOUTH CAROLINA }
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Not Necessary - Grantor is Woman
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 grantor(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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 1977

Notary Public for South Carolina
My commission expires

RECORDED this 3 day of April 1977 at 10:01 A. M. No. 20016

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