

Beauclair Dr, Greenville

Prepared by WYCHE, BUGGESS, FREEMAN & PARHAM, P.A. Attorneys at Law, Greenville, S.C.

1059 PAGE 586

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

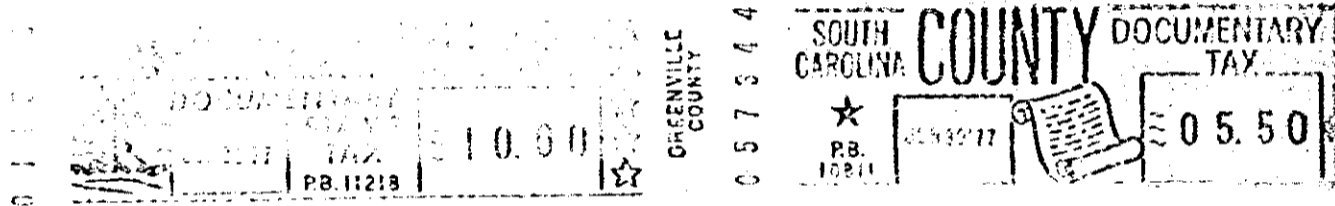
That John C. Walde and Jeanette O. Walde, hereafter referred to as Grantor, in consideration of the sum of Four Thousand Seven Hundred Twenty One and 10/100 (\$4,721.10) and by James Fernandes and Mary T. Fernandes, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee their heirs and assigns forever **assumption of mortgage**

ALL that piece, parcel or lot of land lying and being in the State of South Carolina, County of Greenville, shown as Lot 16 on a Plat of Section I, Jenkins Estates, Southwest, by C. O. Riddle, dated February, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-M, Page 197, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the southeastern side of Beauclair Drive, the joint front corner of Lots 14 and 16, and thence running S. 26-24 E. 255 feet to the joint rear corner of Lots 14 and 16; thence turning and running S. 63-36 W. 150 feet to a point, the joint rear corner of Lots 16 and 18; thence turning and running N. 26-24 W. 255 feet to the southeastern side of Beauclair Drive; thence turning and running with Beauclair Drive, N. 63-36 E. 150 feet to the point of beginning.

This conveyance is made subject to that certain mortgage granted to First Federal Savings & Loan Association, dated _____, recorded in the Office of the R.M.C. for Greenville County, South Carolina in Mortgage Book 1384 at Page 862, having a principal balance of \$26,778.90. Grantee hereby assumes and agrees to pay the Note secured by said mortgage.

This is the same property conveyed to the grantors by Guido N. Capri and Audrey Capri, by deed dated April 14, 1976, and recorded April 14, 1976, in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1034 at Page 727



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 29th day of June 19 77.

Signed, Sealed and Delivered in the Presence of

David Allen Gumbie
Sara A. Barfield

John C. Walde (Seal)
Jeanette O. Walde (Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 29th day of June 19 77

David Allen Gumbie (Seal)
Notary Public for South Carolina

Sara A. Barfield

My Commission expires 11-21, 1984

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jeanette O. Walde wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

29th day of June 19 77

David Allen Gumbie (Seal)
Notary Public for South Carolina

Jeanette O. Walde

My Commission expires 11-21, 1984

Recorded this _____ day of _____ JUN 30 1977 10:21 A. M., No. _____

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