

ADDRESS: 301 Sherborne Drive, Greenville, S. C. 29615 25 2 54 PM '77

TITLE TO REAL ESTATE—Office of Bozeman & Grayson, Attorneys at Law, Creditors R.C. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Walker D. Guthrie and Barbara A. Guthrie

in consideration of Three Thousand Four Hundred and No/100 and assumption of mortgage-----Dollars,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto  
Lemuel W. Houston, Jr. and Susan Houston, their heirs and assigns forever,

All that piece, parcel or lot of land lying, being, and situate in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 474, Plat entitled "Addition to Section III, Del Norte Estate" dated June 1, 1972, prepared by Piedmont Engineers & Architects, and recorded in the RMC Office for Greenville County, in Plat Book 4-R, at Page 16, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Sherborne Drive at the joint front corners of Lots #473 and #474 as shown on the aforementioned plat and running thence along and with the Northern side of Sherborne Drive N. 61-27 W. 75 feet to an iron pin; thence along the curve of the intersection of Sherborne Drive and Seaton Court, the Court of which is N. 16-27 W. 35.35 feet to an iron pin on the Eastern side of Seaton Court; thence along and with Seaton Court N. 29-35 E. 100.00 feet to an iron pin; thence S. 61-27 E. 95 feet to an iron pin at the joint rear corners of Lots # 473 and #474 as shown on the aforementioned plat; thence running along and with the property line S. 27-16 W. 135 feet, the point of BEGINNING.

This being the same property conveyed to the Grantors by deed of Jim Vaughn Enterprises, Inc. dated the 9th day of December, 1974, and recorded on the 10th day of December, 1974, in the RMC Office for Greenville County, in Deed Book 1011, at Page 506.

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

The Grantees herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by Walter D. Guthrie and Barbara A. Guthrie, on the 22nd day of April, 1974, in the original sum of \$33,250.00, in favor of First Federal Savings and Loan Association of Greenville, recorded in the RMC Office for Greenville County in Mortgage Book 1329, at Page 307, on which there is a balance due of \$32,660.63, as of this date.

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 21<sup>st</sup> day of July 1977

SIGNED, sealed and delivered in the presence of:

Robert L. McPhee  
Yvona Lane Sutter

Walker D. Guthrie (SEAL)  
Barbara A. Guthrie (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

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 is 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 21<sup>st</sup> day of July 1977  
Thomas Weddell Hughes (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 21 March 1986

Robert L. McPhee

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

21<sup>st</sup> day of July 1977  
Thomas Weddell Hughes (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 21 March 1986

Barbara A. Guthrie  
BARBARA A. GUTHRIE

RECORDED this 25<sup>th</sup> day of July 1977 at 2:54 P/M

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