

TITLE TO REAL ESTATE - INDIVIDUAL FORM **GREENVILLE CO. S. C.**
GREENVILLE, S. C.

FILED
VOLUME 1062 PAGE 556

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Aug 15 3 50 PM '77
DONNIE S. TANKERSLEY
R.M.C.

Route #1, Mustang Circle
Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS, that **W. FRANK WALTERS AND NANCY F. WALTERS**

in consideration of **Twenty-Four Thousand, Seven Hundred Ninety and 75/100 (\$24,790.75) -- Dollars** and assumption of the mortgage indebtedness herein 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 **JOSEPH LANZAFAME AND MARYELLEN B. LANZAFAME**, their heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northwestern side of Mustang Circle, in Greenville County, South Carolina, being known and designated as Lot No. 25 on a plat entitled S. I. Ranchettes, Section 1, made by Dalton & Neves, Engineers, dated April 1965, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book JJJ at page 31, reference to which plat is hereby craved for a more complete description thereof.

The above described property is the same conveyed to the grantors herein by deed of William J. Byrum, Jr. and Judy B. Byrum recorded December 20, 1976 in Deed Book 1048 at page 149, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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

As a part of the consideration of this deed, the grantees herein agree and assume to pay that certain note and mortgage in full given to First Federal Savings and Loan Association, covering subject property, in the original sum of \$50,000.00 dated July 11, 1975, recorded in Mortgage Book 1343, at page 870, which has a present balance due in the sum of \$49,209.25.

2000A

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
AUG 15 77
\$ 50.00
RB 11218

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 **15th** day of **August** 19**77**

Signed, sealed and delivered in the presence of:

Aileen D. Putman
Jack H. Mitchell, III

W. Frank Walters (SEAL)
Nancy F. Walters (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 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 **15th** day of **August** 19**77**

Aileen D. Putman (SEAL)
Notary Public for South Carolina
My commission expires: **11-21-84**

Jack H. Mitchell, III

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 **15th** day of **August** 19**77**
Aileen D. Putman (SEAL)
Notary Public for South Carolina
My commission expires: **11-21-84**

Nancy F. Walters

RECORDED this **AUG 15 1977** day of **1977** at **3:50 P. M.** No. **5056**

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