

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
SEP 20 4 57 PM '77

KNOW ALL MEN BY THESE PRESENTS, that we, Melvin R. Launius and Ardeth J. Launius, husband and wife;

In consideration of Ten and no/100 Dollars,

and assumption of Mortgage described below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Paul Rainey and Lovenia Rainey, husband and wife, their heirs and assigns forever the following described property, to-wit:

All that certain piece, parcel or lot of land, with all improvements thereon hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, lying on the North side of James Street in the City of Greer, being a portion of Lot No. 7 as shown on a plat of I.M. Wood property according to survey and plat by H. S. Brochran, Registered Surveyor, dated December 31, 1928, and having the following courses and distances.

BEGINNING on a stake on the North side of said street, corner with Tally's lot, and runs thence with the Tally Line, N. 11-17 E. 191.9 feet to a stake; thence N. 82-25 W. 55 feet to a stake, corner of Mrs. I. M. Owens lot; thence with her line, S. 11-17 W. 180.1 feet to a stake on James street; thence with the margin of said street, N. 73-21 E. 55 feet to the beginning corner.

- 285 - 63 - 1 - 7

This conveyance is subject to all restrictions, zoning ordinances, set back lines, road ways, easements, and rights-of-way, of record, if any, affecting the above described property.

DERIVATION: This being the same property conveyed to grantor by deed from Fred O. Rayburn dated Sept. 26, 1975 and recorded in Deed Book 1025, page 316, R.M.C. Office, Greenville, County, State of South Carolina, and from Edward C. Bailey by deed dated June 1, 1977, to the Grantors herein, recorded in Deeds Vol. 1058, page 44.

As a part of the consideration hereof, the Grantees herein agree to assume and pay, according to its terms, that certain note and mortgage given to Edward C. Bailey, in the original principal sum of \$16,000.00, with a balnce due of \$15,748.33, which mortgage is recorded in Mortgages Vol. 1400, page 101.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 1st day of September 19 77.

SIGNED, sealed and delivered in the presence of:

David M. Hamlett
Virginia Barrett

Melvin R. Launius (SEAL)
Ardeth J. Launius (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of September 19 77.

Virginia Barrett (SEAL)
Notary Public for South Carolina
My commission expires: MY COMMISSION EXPIRES 10-6-81

David M. Hamlett

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, 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 1st day of September 19 77.
Virginia Barrett (SEAL)
Notary Public for South Carolina
My commission expires: _____

Ardeth J. Launius

RECORDED this _____ day of SEP 20 1977 at 4:57 P. M., No. _____

62 177

4328 RV-2