

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE COUNTY

KNOWN ALL MEN BY THESE PRESENTS, that Cora C. Sells

in consideration of Forty Thousand Nine Hundred (\$40,900) and assumption of Mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Francis R. Alward, Jr. and Lee M. Alward, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina being known as Lot No. 312 on plat of Sugar Creek subdivision entitled "Map No. 1, Section One, Sugar Creek" recorded in the R.M.C. Office for Greenville County in Plat Book 5D at page 18, and being more fully described as follows:

BEGINNING at an iron pin on the Eastern side of Silver Pine Court, joint front corner of Lots 311 and 312 and running with the common line, S. 52-15-37 E. 169.75 feet to an iron pin; thence N. 40-45 E. 56.23 feet to an iron pin; thence N. 24-16-45 E. 132.11 feet to an iron pin; thence N. 50-34-54 W. 96.58 feet to an iron pin; thence S. 64-42-51 W. 160.35 feet to an iron pin on the Eastern side of Silver Pine Court; thence with side of Court, the chord of which is S. 06-13-37 W. 52.27 feet to an iron pin, the point of beginning.

Subject to restrictions and rights-of-way of record.

Being the identical property conveyed to the Grantor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1040 at page 216. on July 26, 1976.

Grantee hereby assumes and agrees to pay the mortgage granted to Fidelity Federal Savings & Loan Association by Philip H. Sanders and Janice S. Sanders (subsequently assumed by Grantor) recorded in Mortgage Book 1326 at Page 569, having a principal balance of \$30,000.

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 17th day of November 1977.

SIGNED, sealed and delivered in the presence of:

Janice N. Brothers Cora C. Sells (SEAL)  
Susan B. Polston \_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA }  
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PROBATE

RECORDED TAX 0.02.00

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 17th day of November 1977

Robert N. Daniel (SEAL) Janice N. Brothers

Notary Public for South Carolina  
My commission expires: 12/18/79

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER (FEMALE GRANTOR)

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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Notary Public for South Carolina.  
My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of NOV 18 1977  
At 3:22 P.M.

534.3 15598

GREENVILLE COUNTY DOCUMENTARY  
RECORDED  
NOV 18 1977  
3:22 P.M.

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