

Grantee's Address: 519 Sellwood Circle, Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1075-215

KNOW ALL MEN BY THESE PRESENTS, that FRANCIS DUANE RYDER AND ANN A. RYDER,

in consideration of --Two Thousand Five Hundred and No/100 (\$2,500.00) & Assumption of Existing Mortgage ----- Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

CLAUDE W. MASSEY, JR. AND VICKIE H. MASSEY, their heirs and assigns forever:

ALL that lot of land with the buildings and improvements thereon, situate on the south side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 266 on Plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-N, Page 30, and being more particularly described in accordance with a plat prepared by Carolina Surveying Co., entitled "Property of Francis Duane Ryder and Ann A. Ryder", dated June 30, 1977, to-wit:

BEGINNING at an iron pin on the south side of Sellwood Circle at the joint corner of Lots 266 and 267 and runs thence along the line of Lot 267 S. 56-28 W. 162 feet to an iron pin; thence along the line of Lot 276 S. 2-02 W. 35 feet to an iron pin; thence along the line of Lots 277 and 278 S. 86-19 E. 129.8 feet to an iron pin; thence along the line of Lot 265 N. 25-16 E. 123.1 feet to an iron pin on the south side of Sellwood Circle; thence with the curve of Sellwood Circle (the chord being N. 70-09 W. 50 feet) to the beginning corner.

This being the same property conveyed to the Grantors herein by deed of Robert E. Wyman and Wanda T. Wyman dated June 30, 1977, and recorded on July 1, 1977 in the RMC Office for Greenville County in Deed Book 1059, at Page 687.

This property is conveyed subject to easements, rights-of-way and restrictions, if any, of record.

The Grantees herein agree to assume that certain real estate mortgage to Collateral Investment Company dated June 30, 1977, and recorded on July 1, 1977, in the RMC Office for Greenville County in Mortgage Book 1402, at Page 837, with a current balance of \$25,870.14.

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 28th day of April, 1978.

SIGNED, sealed and delivered in the presence of: Francis Duane Ryder (SEAL)
Ann A. Ryder (SEAL)
Janet S. Nelson

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 28th day of April, 1978.

Janet S. Nelson (SEAL)
Notary Public for South Carolina
My commission expires: 11/22/81

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 28th day of April, 1978.
Ann A. Ryder (SEAL)
Notary Public for South Carolina
My commission expires: 11/22/81

RECORDED this day of MAY 1, 1978 at 3:36 P.M.

32316

4328 RV-2