

Route #2, Box 9, Meece Bridge Road
Taylors, South Carolina 29687
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
12 2 21 1978

1079

KNOW ALL MEN BY THESE PRESENTS, that Vivian F. James and Larry D. James

in consideration of Two Thousand Three Hundred Eighty-Seven and 45/100-- (\$2,387.45)--- Dollars,
and a assumption of that certain Mortgage set out below-----
the receipt of which is hereby acknowledged, have granted, loaned, sold, and released, and by these presents do grant, bargain, sell
and release unto Linda Cellesi and Mario Cellesi, their heirs and assigns, forever:

ALL that piece, parcel, or tract of land, located in the County of Greenville, State of
South Carolina, situate, lying and being in Chick Springs Township, containing three (3)
ACRES, MORE OR LESS, AND BEING A PART OF Tract No. 1 of the PROPERTY OF
THAD E. SAMMONS, Plat of which is recorded in the R.M.C. Office for Greenville
County in Plat Book V, at Page 196, and according to a more recent survey made by
Freeland & Associates dated November 3, 1976, having the following metes and bounds:

BEGINNING at an iron pin on the western side of Meece Bridge Road at the joint corner of
Batson Road and Meece Bridge Road, and running thence along the center of Meece Bridge
Road S 03-14 E, 142.0 feet; thence continuing with the center of said Road, S 01-57 W,
100.0 feet to an iron pin; thence continuing with the center of said Road, S 08-34 W, 100.0
feet to an iron pin, corner of Dill Property; thence N 70-43 W, 74.2 feet to an iron pin;
thence S 56-49 W, 80.0 feet to an iron pin; thence S 64-49 W, 77.0 feet to an iron pin;
thence S 29-39 W, 77.0 feet to an iron pin; thence S 15-44 W, 38.8 feet to an iron pin;
thence S 09-51 E, 65.0 feet to an iron pin; thence S 28-54 W, 14.2 feet to an iron pin;
thence N 12-06 W, 472.3 feet to an iron pin; thence N 80-18 E, 175.0 feet to an iron pin;
thence N 07-28 W, 187.6 feet to an iron pin; thence N 68-37 E, 95.0 feet to an iron pin
at the corner of Batson Road, thence with said Batson Road, S 41-56 E, 183.4 feet to an
iron pin, the point of beginning. — 280 - 525.4 - 1 - 22

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

This is the same property conveyed to the Grantors herein by deed of Katherine Silver
recorded in Deed Book 1046, at Page 14. DATED NOVEMBER 10, 1976

As part of the purchase price of this property that Grantees assume and agree to pay under
the provisions of that certain mortgage given by the Grantors herein to Collateral Invest-
ment Company and recorded in the R.M.C. Office for Greenville County on November 12,
1976, in Mortgage Book 1382, at Page 737. Said Mortgage was in the original amount of
\$25,350.00, and has a current balance of \$25,207.60.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining, 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 9th day of May, 1978
SIGNED, sealed and delivered in the presence of
W. Daniel York (SEAL)
Linda Cellesi (SEAL)
Vivian F. James (SEAL)
Larry D. James (SEAL)

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STATE OF SOUTH CAROLINA } PROBATE
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(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 9th day of May, 1978
Shirley H. Funderburk (SEAL)
Notary Public for South Carolina.
My commission expires 11-23-80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.
GIVEN under my hand and seal this 9th day of May, 1978
W. Daniel York (SEAL)
Notary Public for South Carolina
My commission expires 11/24/93

RECORDED this
525.4-1-22
RECORDED MAY 12 1978 at 2:21 P.M.

4328 (RV-2)