

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.  
12 1 38 P.M.

GRANTEE'S ADDRESS: 305 Vesper Circle  
Mauldin, SC 29662

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KNOW ALL MEN BY THESE PRESENTS, that JAMES M. RUFFNER AND ALICE M. RUFFNER

in consideration of NINETEEN THOUSAND EIGHT HUNDRED FIFTY SEVEN AND 58/100----- Dollars,  
(\$19,857.58) AND ASSUMPTION OF MORTGAGE AS HEREINAFTER STATED-----  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell  
and release unto

BOYD F. MARTIN AND PATTY J. MARTIN, THEIR HEIRS  
AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land at the County of Greenville, State  
of South Carolina, in the City of Mauldin, known and designated as Lot  
No. 63 as shown on plat of Section 2 of Sunset Heights Subdivision  
made by Dalton & Neves, April 1960, recorded in Plat Book RR, Page 85 of  
the RMC Office for Greenville County, reference to said plat is craved  
for metes and bounds description.

This is the identical property conveyed to the grantors by deed of  
Donald E. Baltz as recorded in the RMC Office for Greenville County in  
Deed Book 867, Page 243 dated May 2, 1969.

This conveyance is made subject to any restrictions, reservations, zoning  
ordinances or easements that may appear of record, on the recorded plat (s)  
or on the premises.

- 799-MB.1-1-99

As part of the consideration it is understood and agreed that the grantee(s)  
herein assume and agree to pay the balance due on that certain mortgage  
held by C. Douglas Wilson & Co. in the original amount of  
\$ 33,000.00, as recorded in the RMC Office for Greenville County  
in Mortgage Book 1124, Page 487, and having a current balance of \$29,092.52.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
SEP 12 78  
P.B. 11218  
40.00

SOUTH CAROLINA COUNTY DOCUMENTARY  
TAX  
22.00  
P.B. 13811

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 11 day of September 19 78

SIGNED, sealed and delivered in the presence of:

*Kathy H. Buissey*  
Kathy H. Buissey

*James M. Ruffner* (SEAL)  
JAMES M. RUFFNER  
*Alice M. Ruffner* (SEAL)  
ALICE M. RUFFNER (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 11 day of September 19 78

Notary Public for South Carolina.

My commission expires 4/7/79.

*Kathy H. Buissey*  
Kathy H. Buissey

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 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  
11 day of September 19 78

Notary Public for South Carolina.

My commission expires 4/7/79.

*Alice M. Ruffner*  
ALICE M. RUFFNER

RECORDED this 11 day of SEP 12 1978 at 1:38 P. M., No. 8133

GCTO 1 SEP 12 78 1055

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