Rt. 5, Old Pond Court, Taylors, S. C.

TITLE TO REAL ESTATE—Griffin & Howard, 111 Pettigru Street, Greenville, S.C.

GREENVILLE CO. S. C.

APR 6 10 04 AM '79

DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Ruby E. Sawyer

in consideration of Four Thousand ($4,000.00) - Dollars, and assumption of the mortgage recited hereinbelow

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John M. Sawyer, his heirs and assigns forever, all my undivided one-half interest, right and title in and to the following described property, to wit:

All that piece, parcel or lot of land situate, lying and being on the southern side of Mill Pond Court, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 39 on plat entitled Old Mill Estates made by J. Q. Bruce, March 18, 1964, recorded in the RMC Office for Greenville County, S. C. in Plat Book "000" at Page 159, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of Mill Pond Court joint front corner of Lots 39 and 40 and running thence with Mill Pond Court N 60-00 E 45 feet to an iron pin; thence continuing with the Court S 87 E 65 feet to an iron pin joint front corner of Lots No. 38 and 39; thence running with the common line of said lots S 34-40 E 181 feet to an iron pin; thence S 59-38 W 125 feet to an iron joint rear corner of Lots 39 and 41; thence N 27-02 W 217.9 feet to the point of beginning. -276 - T29.3-1-18 2

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

This is the same property heretofore conveyed to the Grantor herein by Venna G. Howard by deed dated April 3, 1975, and recorded April 4, 1975, in the RMC Office for Greenville County in Deed Book 1016 at Page 382.

The Grantee herein assums and agrees to pay the balance due on that certain mortgage given by John M. and Ruby E. Sawyer to Collateral Investment Company in the original principal amount of $37,200.00, dated April 3, 1975, and recorded April 4, 1975, in the RMC Office for Greenville County in REM Book 1336 at Page 243, with a principal balance of $35,757.87.

8.00 4.40

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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 5th day of April 1979

SIGNED, sealed and delivered in the presence of:

Marilyn Howard — Ruby E. Sawyer (SEAL)

Charles E. Howard — (SEAL)

(SEAL)

(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 5th day of April 1979.

Charles E. Howard (SEAL) — Marilyn Howard

Notary Public for South Carolina
My Commission expires: 4/15/81

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER N/A

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.

GIV

No:
My
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SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX APR-6-79 PB 11218 08.00

GREENVILLE COUNTY 07 3 - 57

SOUTH CAROLINA COUNTY DOCUMENTARY TAX PB. 15311 APR-6-79 04.40

RECORDED APR 6 1979 at 10:04 A.M.

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