

1979-04-20

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 20 2 40 PM '79
DORRIS S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Elva S. Pearce

In consideration of Ten and No/100 (\$10.00)----- Dollars,
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Paul Stephen Pearce, Jr., his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina and fronting on Hudson Road and lying to the north thereof, shown and designated as 1.236 acres, including road rights-of-ways as shown on plat of survey prepared by James Ralph Freeland, South Carolina Registered Land Surveyor No. 4781, with the property being more fully described according to said plat as follows:

BEGINNING at an old nail and cap lying at the center line of Hudson Road where the center line of Shady Lane intersects with Hudson Road and running thence with the center line of Hudson Road, S. 47-08 W. 246.51 feet to a nail and cap in Hudson Road; thence N. 35-30 W. 19.5 feet to a nail and cap on the northern right-of-way of Hudson Road; thence N. 34-03 W. 198.5 feet to an iron pin, thence N. 47-26 E. 254.13 feet to a nail and cap in the center of Shady Lane; thence with the center line of Shady Lane, S. 32-09 E. 218.0 feet to the point of BEGINNING.

This being the same property conveyed to the Grantor by deed of Threatt Enterprises, Inc., recorded October 6, 1977 in the RMC Office for Greenville County in Deed Book 1066 at Page 329.

This conveyance is subject to any and all existing reservations, easements, rights-of-ways zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

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The Grantee herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by Elva S. Pearce on the 4th day of October, 1977 in favor of First Federal Savings and Loan Association of Greenville, S. C. recorded in the RMC Office for Greenville County on October 31, 1977 in Mortgage Book 1414 at Page 431.

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 19th day of April 19 79

SIGNED, sealed and delivered in the presence of:

Elva S. Pearce (SEAL)
Elva S. Pearce

Bill M. Bozeman (SEAL)

Dorrie D. Tankersley (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of April 19 79.

Bill M. Bozeman (SEAL)
Notary Public for South Carolina.
My Commission Expires:

Dorrie D. Tankersley

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

19 _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.
My Commission Expires:

RECORDED this APR 20 1979 day of _____ at _____ M., No. _____
at 2:40 P.M.

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