

GADDY & DAVENPORT
Attorneys at Law
Greenville, S.C. 29603

TITLE OF REAL ESTATE Gaddy and Davenport, P.A., Attorneys at Law
STATE OF SOUTH CAROLINA } Ann H. Martin
COUNTY OF GREENVILLE } 16 West Antrim Drive
Greenville, S. C. 29607

Vol 1153 pg 785

KNOWN ALL MEN BY THESE PRESENTS, that Raymond and Cabrini L. Emplit

in consideration of Five Hundred (\$500.00) Dollars and assumption of mortgage ~~XXXXXX~~
as set forth 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 Ann H. Martin, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southern side of Circle Drive, also known as Coleman Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 16 of a subdivision known as Franklin Heights, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book L at Page 9 and having, according to said plat, the following metes and bounds, to-wit:

14-235-165-1-4

BEGINNING at an iron pin on the southern side of Circle Drive, also known as Coleman Drive, at the joint front corner of Lots Nos. 16 and 17 and running thence S. 20-0 W., 145.1 feet to an iron pin; thence N. 72-23 W., 75.1 feet; thence N. 20-0 E., 141 feet to an iron pin on Circle Drive, also known as Coleman Drive; running thence along Circle Drive, also known as Coleman Drive, S. 75-40 E., 75.35 feet to an iron pin, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

This property is conveyed subject to that certain real estate mortgage made by the grantors dated September 22, 1978 in the original amount of \$30,500.00, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1445, Page 260, which has a present remaining balance thereon in the amount of \$30,376.62. The grantee agrees to assume and pay the same as part of the consideration of this conveyance. The grantee also hereby assumes the obligation of Raymond Emplit and Cabrini L. Emplit, the grantors herein, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Grantee assumes and covenants to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Raymond Emplit and Cabrini L. Emplit and

(continued on reverse)

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 29th day of June 19 79
SIGNED, sealed and delivered in the presence of:

<u>Cliff F. Jolly</u>	<u>Raymond Emplit</u> (SEAL)
<u>Carole H. Payne</u>	<u>Raymond Emplit</u> (SEAL)
_____	<u>Cabrini L. Emplit</u> (SEAL)
_____	<u>Cabrini L. Emplit</u> (SEAL)

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

SWORN to before me this 29th day of June 19 79
Carole H. Payne (SEAL) Cliff F. Jolly
Notary Public for South Carolina
My commission expires: April 21, 1986

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 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.

GIVEN under my hand and seal this 29th day of June 19 79
Carole H. Payne (SEAL) Cabrini L. Emplit
Notary Public for South Carolina
My commission expires: April 21, 1986

RECORDED this _____ day of _____ 19 _____ at _____ M., No. _____

UN-2079-1888

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