

Sulphur Springs Road, Greenville, South Carolina 29611

OFFICE OF REAL ESTATE - Offices of William B. James, Attorney at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, J. Perry Aiken

FILED GREENVILLE S.C.

JUL 6 4 55 PM '79

W. B. JAMES, ATTORNEY AT LAW

1100-200

in consideration of Twelve Thousand Five Hundred and no/100 -- (\$12,500.00) -- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Jean C. Russell, her heirs and assigns forever

All that piece, parcel or lot of land situate, lying and being on the northern side of Sulphur Springs Road, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 1 of a subdivision of Property of J. Perry Aiken, plat of which is recorded in the RMC Office for Greenville County in Plat Book 7C at Page 17 and according to said plat has the following metes and bounds, to-wit:

Beginning at an iron pin at the joint front corner of Lots Nos. 1 and 2 and running thence with the northern side of Sulphur Springs Road S. 54-18 W. 43.42 feet; thence continuing with said Road S. 51-12 W. 73.93 feet to an iron pin; running thence N. 1-48 W. 175 feet to an iron pin; running thence N. 54-52 E. 112.96 feet to an iron pin at the joint rear corner of Lots 1 and 2; running thence with the joint line of said lots S. 1-46 E. 168.93 feet to an iron pin, point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of Comfortable Mortgages, Inc. dated April 2, 1979, recorded April 2, 1979, in Deed Book 1099 at Page 709.

-13-308-B8.3-1-5.4

This property is conveyed subject to easements, conditions, covenants restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

The Grantee herein assumes and agrees to pay that certain note and mortgage heretofore executed by the Grantor herein unto First Federal Savings & Loan Association dated April 18, 1979 recorded April 19, 1979 in Mortgage Book 1463 at Page 713 in the original amount of \$35,000.00 and having a present balance of \$35,000.00.

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 6th day of July 1979

SIGNED, sealed and delivered in the presence of

[Signature]
[Signature]
[Signature]
[Signature]

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (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 6th day of July 1979

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires 3-28-89

[Signature]

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, 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 6th day of July 1979

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires 3-28-79

RECORDED this _____ day of _____ at 4:56 P/M 729

GREENVILLE COUNTY
RECORDED
TAX
13.75

106290

4329 RV-2