

3 Live Oak Way
TITLE TO REAL ESTATE—Offices of Joseph H. Earle, Jr., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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R.H.C.
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KNOW ALL MEN BY THESE PRESENTS, that We, Wendell E. Lunsford and Patsy B. Lunsford

in consideration of --Twenty-five Thousand Three Hundred Two and 15/100(\$25,302.15) Dollars, and the assumption of the mortgage hereinafter mentioned to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto May M. Bach, her heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 20 of a Subdivision known as Oakwood Acres, as shown on plat thereof prepared by J. Mac Richardson, Surveyor, September 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book MM, at page 135, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Live Oak Way, at the joint front corner of Lot No. 19 and No. 20 and running thence along the line of Lot No. 19 N. 67-05 E. 188.9' to an iron pin; thence S. 17-13 W. 72.9' to an iron pin; thence S. 87-17 E. 80' to an iron pin; thence along the line of Lot No. 21 S. 67-05 W. 213.8' to an iron pin on the Northeastern side of Live Oak Way; thence along Live Oak Way N. 22-55 W. 90' to the beginning corner, being the same conveyed to us by Doris L. Beedie by her deed dated August 31, 1970 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 897, page 368.

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As a part of the consideration of this conveyance, the Grantee assumes and agrees to pay the balance due on that certain mortgage executed by the Grantors herein to C. Douglas Wilson and Company in the original sum of Twenty-one Thousand Dollars (\$21,000.00) and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1165, at page 113, the balance due thereon being the sum of Eighteen Thousand Nine Hundred Ninty-seven and 85/100 Dollars (\$18,997.85), as of this date. Said mortgage was assigned to the Philadelphia Savings Fund Society, as will appear by reference to Mortgage Book 1165, at page 116, in said R.M.C. Office.

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

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 1st day of August 1979
SIGNED, sealed and delivered in the presence of:
Wendell E. Lunsford (SEAL)
Patsy B. Lunsford (SEAL)
James R. Bach (SEAL)
Joseph H. Earle, Jr. (SEAL)

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STATE OF SOUTH CAROLINA
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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 1st day of August 1979.
Joseph H. Earle, Jr. (SEAL)
James R. Bach (SEAL)
Notary Public for South Carolina
My commission expires: August 14, 1979

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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 1st day of August 19 79
Patsy B. Lunsford (SEAL)
Joseph H. Earle, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: August 14, 1979

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RECORDED this day of 1979 at M. No

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