

TITLE OF REAL ESTATE—Cheros and Patterson, Attorneys at Law, Greenville, S. C. 11 41 AM '79 VOL 1108 PAGE 460

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE }

GRANTORS: JOHN L. TANKERSLEY
Grantees' address: 402 Yorkshire Drive, Greenville, SC 29607

KNOW ALL MEN BY THESE PRESENTS, that Glen Scott Baldwin and Maureen E. Baldwin

Twelve Thousand Seven Hundred Fifty-five and 17/100 (\$12,755.17) Dollars,
in consideration of and assumption of mortgage 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

Harold B. Phillips and Edna H. Phillips, their heirs and assigns, forever:

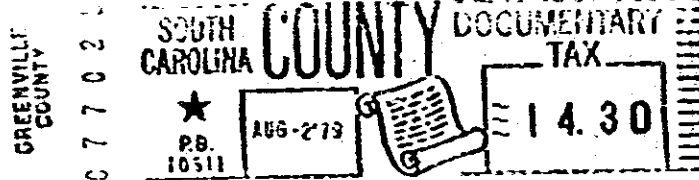
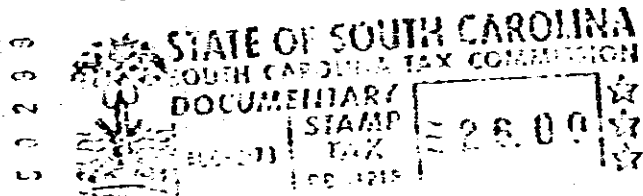
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 77 on plat entitled "Plat No. 2 of Property of James M. Edwards", dated August 1955, prepared by Dalton and Neves, Engineers, recorded in Plat Book II at Page 120 of the RMC Office for Greenville County.

(12) 271-715.10-1-131

This is the same property conveyed to the Grantors by deed of Proctor B. Hawkins, Jr., recorded October 27, 1977 in Deed Book 1067, Page 401, Greenville County RMC Office.

The Grantees herein, by the acceptance of this Deed, specifically assume and agree to pay the indebtedness due under the terms of a mortgage given by the grantors to Collateral Investment Company and recorded in Mortgage Book 1114 at Page 9 of the RMC Office for Greenville County, and also hereby assumes the obligations to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, said mortgage having a present balance of approximately \$42,194.83.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said lot, if any.



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 26 day of June 19 79.

SIGNED, sealed and delivered in the presence of:

Deborah H. Garrison
Kary R. Patt

Glen S. Baldwin (SEAL)
Maureen E. Baldwin (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 26 day of June 19 79.

Deborah H. Garrison (SEAL)
Notary Public for South Carolina 1-29-81
My commission expires: _____

Kary R. Patt

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

26 day of June 19 79.
Deborah H. Garrison (SEAL)
Notary Public for South Carolina.
My commission expires: 1-29-81

Maureen E. Baldwin

RECORDED this 2nd day of August, 1979, at _____ M., No. 1065
at 11:41 A/M

0460

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