

HORTON, DRAWDY, HAGINS, WARD & BLAKELY, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

VOL 1118 PAGE 484

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
AUG 1 1979  
GREENVILLE, S.C.  
R.M.C.

1201 Charter Oak Drive  
Taylors, S. C. 29687

KNOW ALL MEN BY THESE PRESENTS, that RONALD C. JOHNSON and TERESA W. JOHNSON

in consideration of Eleven Thousand Three Hundred Six and 69/100 (\$11,306.69) and the assumption Dollars of the mortgage indebtedness 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 MARTIN L. BIXLER, JR., and WANDA M. BIXLER, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, located, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #127, Charter Oak Drive, Peppertree Subdivision, Section #2, as shown on a plat dated June 15, 1972, recorded in Plat Book 4R at Page 19, as revised by a plat recorded in Plat Book 4X at Page 3, and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the Western side of the right-of-way of Charter Oak Drive, a joint corner of Lots # 128 and 127, and running thence along said right-of-way S. 14-48 E., 80.0 feet to an iron pin; thence S. 75-12 W., 150.0 feet to an iron pin; thence N. 14-48 W., 80.0 feet to an iron pin; thence N. 75-12 E., 150.0 feet to the point 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.

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This is the same property conveyed to the Grantors herein by deed of Ronald David Kennerly recorded in the Greenville County RMC Office in Deed Book 1039 at Page 30 on the 1st day of July, 1976.

As part of the consideration of this deed, the Grantees agree to assume and pay in full the indebtedness due on the note and mortgage owned by Carolina National Mortgage Investment Company recorded in the Greenville County RMC Office in REM Book 1371 at Page 861, which has a present balance in the sum of \$32,643.31.

As part of the consideration for this deed, the Grantors do setover and assign unto the Grantees all their right, title and interest in and to any escrow deposits maintained by the above named Mortgagee for payments of taxes, insurance and mortgage insurance premiums connected with the above mentioned loan, 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 assigns against the grantor(s) and the grantor'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

James C. Blakely, Jr.  
Jan M. Wylie

Ronald C. Johnson (SEAL)  
Teresa W. Johnson (SEAL)

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
\$ 23.00

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 1st day of August 19 79

James C. Blakely, Jr. (SEAL)  
Notary Public for South Carolina  
My commission expires: 11/9/81

Jan M. Wylie

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 1979  
James C. Blakely, Jr. (SEAL)  
Notary Public for South Carolina  
My commission expires: 11/9/81  
RECORDED this August 1st of 1979  
at 1:55 P.M.

Teresa W. Johnson  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
\$ 12.65

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