

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED
SOUTH CAROLINA
R.M.C. OFFICE
AUG 25 AM '79
TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that Byron T. Cooper and Karen W. Cooper

in consideration of Sixteen Thousand Two Hundred Seventeen and 61/100 (\$16,217.61) Dollars, and the assumption of that certain mortgage hereinafter set forth.

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, by these presents do grant, bargain, sell and release unto Alan E. Durham and Kelli G. Durham, their heirs and assigns, forever: 309 Beaufort St., Greenville, SC

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Beaufort Street and being known and designated as Lot No. 45 of Spring Forest as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book XX at Page 126 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Beaufort Street at the joint front corner of Lots Nos. 44 and 45 and running thence along the joint line of said lots N. 43-23 E. 190.2 feet to an iron pin; thence S. 44-10 E. 173.5 feet to an iron pin; thence S. 36-50 W. 120 feet to an iron pin; thence along the joint line of Lots Nos. 45 and 46 N. 79-35 W. 169.5 feet to an iron pin; thence with the curve of the eastern side of Beaufort Street, the chords being as follows: N. 0-06 W. 30 feet to an iron pin; N. 30-31 W. 25 feet to the point of Beginning.

The within property is conveyed subject to all easements, rights of way, restrictive covenants and zoning ordinances recorded, or unrecorded.

The within property is the identical property conveyed to the Grantors herein by deed of J. B. Lawrimore and Joyce H. Lawrimore, dated July 1, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1060, at Page 5.

(12) 186-278-1-113

As a part of the consideration for the within conveyance, the Grantees assume and agree to pay that certain mortgage indebtedness over the within property in favor of Greer Federal Savings and Loan Association, in the principal sum of \$35,350.00, and which said mortgage is recorded in the R.M.C. Office for Greenville Co., S.C., in Mortgage Book 1403 at Page 256 and on which there is a principal balance due of \$34,782.39.

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 27 day of August, 1979.

SIGNED, sealed and delivered in the presence of: Byron T. Cooper (SEAL)

Karen W. Cooper (SEAL)

Doris L. Edmondson (SEAL)



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Dorcas

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 the other witness subscribed above witnessed the execution thereof.

WITNESSED to before me this 27th day of August, 1979

Doris L. Edmondson (SEAL)

Notary Public for South Carolina
My commission expires...

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Dorcas

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 singular the premises within mentioned and release.

GIVEN under my hand and seal this 27th day of August, 1979

Doris L. Edmondson (SEAL)

Notary Public for South Carolina
My commission expires...



RECORDED this AUG 30, 1979 at 10:26 A.M. 278 7241