

FILED GREENVILLE CO. S. C. OCT 29 1 48 PM '79 BONNIE STANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: 113 Fernande Drive Mauldin, S.C. 29662

KNOW ALL MEN BY THESE PRESENTS, that LONG, POORE & BAILEY, A GENERAL PARTNERSHIP

in consideration of Twelve Thousand Five Hundred Fifty and No/100(\$12,550.00)---Dollars, and assumption of the mortgage referred to 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 H. NELSON SPECHT and ARVIDA E. SPECHT, their Heirs and Assigns, forever:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in Greenville County, State of South Carolina, and being shown and designated as Lot No. 35 on a revised plat, Map No. 2 of Verdin Estates, recorded in the RMC Office for Greenville County in Plat Book 6H, Page 48, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Fernande Drive, joint front corner of Lots 34 and 35, and running thence along the line of Lots 34 and 35, S 59-57 E 150 feet to an iron pin; thence turning and running along the rear lot line of Lot 35, S 30-03 W 35 feet to an iron pin; thence S 17-00 W 40 feet to an iron pin, joint rear corner of Lots 35 and 36; thence with the common line of said lots, N 75-18 W 152 feet to an iron pin on Fernande Drive; thence turning and running along Fernande Drive as follows: N 22-27 E 95 feet to an iron pin and North 30-03 East 20.1 feet to an iron pin, the point of beginning. - 15 - 799 - 290.1 - 1 - 35

Being a portion of the property conveyed to the grantor herein by deed of Juster Enterprises, Inc., recorded August 14, 1979 in Deed Book 1109, Page 241.

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

As a part of the consideration for the within conveyance, the grantees herein assume and agree to pay the balance due on that certain mortgage in favor of South Carolina Federal Savings and Loan Association in the original amount of \$42,400.00, recorded in the RMC Office for Greenville County on August 14, 1979 in Mortgage Book 1476, Page 861 and having a present principal balance of \$42,400.00.

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 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 29 day of October 1979 LONG, POORE & BAILEY, A GENERAL PARTNERSHIP (SEAL)

SIGNED, sealed and delivered in the presence of: H. Michael Spivey, Barbara M. Spivey, James B. Long, Robert A. Bailey, POORE (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29th day of October 1979 H. Michael Spivey (SEAL) Barbara M. Spivey Notary Public for South Carolina My commission expires 11/24/83

STATE OF SOUTH CAROLINA } COUNTY OF } Wc 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 released.

GIVEN under my hand and seal this day

Notary Public My commission RECORDED

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX 14.30 OCT 29 1979

14302 RECORDED OCT 29 1979 at 1:48 P.M.

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