

Route 3 Trammell Road, Greenville, South Carolina 29611
Title To Real Estate Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1120 PAGE 754

KNOW ALL MEN BY THESE PRESENTS, that Eddie Ben Cannon and Frances M. Cannon

in consideration of Nineteen Thousand, Nine and 43/100ths Dollars,
(\$19,009.43) plus assumption of mortgage as noted 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 Lewis W. and Martha O. Bates, their heirs and assigns forever:

ALL that certain piece, parcel of lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 3 as shown on a plat of "Property of P.B. and Billie J. McCrary" as recorded in the RMC Office for Greenville County in Plat Book CCC, Page 137, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on Trammell Road, joint front corner of Lots 3 and 4, and running thence with said road N 69-36 E 145.2 feet to an iron pin at the intersection of Trammell Road, and Blanche Drive, then with the curve of Blanche Drive the cord of which is S 26-91 E 25 feet; thence along Blanche Drive S 3-58 W 135 feet to an iron pin, joint corner of Lots 3 and 13; then along the common line of Lots 3 and 13 N 61-0 E 63.2 feet to an iron pin; then N 26-30 W 193.1 feet along the common line of Lots 3 and 4 to an iron pin on Trammell Road, the point of beginning.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record on the recorded plat(s) or on the premises.

DERIVATION: This is the same property conveyed to Grantors by Joseph Harold McCombs by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 930, Page 408, on November 23, 1971.

(13)-305-B511-1-28

AS part of the consideration paid for this conveyance the Grantees agree to assume and pay that certain note and mortgage given to First Federal Savings & Loan Association as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1387, Page 812 which mortgage has a corrent balance of \$25,490.57.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX

GREENVILLE COUNTY DOCUMENTARY TAX
★ FEB 19 1980
21.45

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 19th day of February 1980
SIGNED, sealed and delivered in the presence of:

Tami Placek (SEAL)
Timothy H. Farr (SEAL)
Eddie Ben Cannon (SEAL)
Frances M. Cannon (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 19th day of February 1980
Timothy H. Farr (SEAL)
Notary Public for South Carolina
My commission expires: 10/14/86
Tami Placek (Tami Placek)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 19th day of February 1980
Timothy H. Farr (SEAL)
Notary Public for South Carolina
My commission expires: 10/14/86
Frances M. Cannon (Frances M. Cannon)
RECORDED this 19th day of February 1980 at 1:18 P.M. No. 25032

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