

12 ARTHUR AVENUE, GREENVILLE, S.C.
TITLE TO REAL ESTATE prepared by McDONALD AND COX

BOOK 1121 PAGE 660

, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that I, VIRGINIA P. BRANSON

in consideration of EIGHT THOUSAND ONE HUNDRED EIGHTY AND 29/100 (\$8,180.29) Dollars,
PLUS ASSUMPTION OF MORTGAGE LISTED 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
JAMES R. SAPP AND J. WALTER TRIPP, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 20, Block 11, on plat of Property of O. P. Mills, dated May, 1914, prepared by H. Olin Jones, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book C, at Page 176, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Arthur Avenue, the joint front corner of Lot No. 20 and Lot No. 19; and running thence N. 44-33 W. 180 feet to the joint rear corner of Lots No. 20 and 19; thence S. 45-27 W. 60 feet to the joint rear corner of Lots No. 20 and 21; thence running S. 44-33 E. 179.1 feet to the joint front corner of Lots No. 20 and 21; thence N. 46-13 E. 60 feet to the point of BEGINNING.

This is the identical lot of land conveyed the Grantor herein by May Powell Thomas by deed dated February 3, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1074, at Page 399.

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

The Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Virginia P. Branson and delivered to Cameron Brown Company in the amount of \$10,850.00 dated JUNE 28, 1988, and that certain deed of trust, securing said promissory note of even date therewith, upon the property conveyed in the deed, which deed of trust is recorded in Book 1034, Page 463, in the Greenville County Register of Deeds

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 4th day of March 19 80

SIGNED, sealed and delivered in the presence of:

Nancy E. McDonald
[Signature]

Virginia P. Branson (SEAL)
VIRGINIA P. BRANSON (SEAL)

(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 4th day of March 19 80.

[Signature] (SEAL)

Notary Public for South Carolina
My commission expires: 11/4/80

Nancy E. McDonald

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } NO RENUNCIATION OF DOWER REQUIRED
FEMALE GRANTOR

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.

G:

4.0001
N
M
R1

GREENVILLE COUNTY DOCUMENTARY TAX
09.35

4328 RV-2