

PD. BK 2773

TITLE TO REAL ESTATE—Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

Greenville, S.C.

1138-021

State of South Carolina,  
County of GREENVILLE

FILED  
GREENVILLE CO. S. C.  
DEC 15 4 00 PM '80  
JOHN H. HANFERSLEY  
R.M.C.

For True Consideration See Affidavit  
Book 40 Page 1520

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KNOW ALL MEN BY THESE PRESENTS, That I, JEAN T. VARAT

in the State aforesaid, in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable consideration and assumption of mortgage indebtedness - - - - - Dollars, to me in hand paid at and before the sealing of these presents by JOSHUA E. VARAT

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JOSHUA E. VARAT, his heirs and assigns forever, all my undivided one-half (1/2) interest in and to:

ALL that piece, parcel or lot of land containing 11.12 acres, more or less, situate, lying and being on the Northeastern side of U. S. Highway No. 276 in the County of Greenville, State of South Carolina, being shown on a plat entitled "Property of Thomas W. Richardson Estate", prepared by C. O. Riddle, dated July, 1966, recorded in the R.M.C. Office for Greenville County in Plat Book MMM at Page 118 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeastern edge of the right of way of U.S. Highway No. 276 at the joint front corner of property herein conveyed and property now or formerly of Nash and running thence with the Northeastern edge of U. S. Highway No. 276 the following courses and distances: N. 54-38 W. 474.5 feet to an iron pin, thence N. 35-22 E. 15 feet to an iron pin, thence N. 54-38 W. 150 feet to an iron pin in the line of a 7.65 acre tract shown on said plat; thence with the line of said 7.65 acre tract N. 25-15 E. 696 feet to an iron pin in the line of property now or formerly of J. C. Peden; thence with the line of Peden S. 77-08 E. 577.3 feet to an iron pin in the line of property now or formerly of Nash; thence with the line of Nash S. 22-20 W. 945.6 feet to the point of beginning.

(18) 699-350-1-1.4

This is the identical property conveyed to the Grantor and Grantee herein by deed of Arthur Tennant Smith, dated April 11, 1979, recorded in the R.M.C. Office for Greenville County in Deed Book 1100 at Page 324 on April 11, 1979.

The Grantee herein assumes and agrees to pay the balance due on that certain real estate mortgage executed by the Grantor and Grantee herein in favor of First National Bank of South Carolina, dated April 11, 1979, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1462 at page 867, in the original principal sum of \$30,000.00.

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