

JAMES R. MANN, Attorney at Law, Greenville, S. C. 29601

GRANTEE'S ADDRESS:
107 Duquesne Drive
Greer, S. C. 29651

14000368

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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SLEY

KNOWN ALL MEN BY THESE PRESENTS, that I, Gail J. Scruggs,

in consideration of Six Thousand Five Hundred and no/100ths - - - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Walter E. Scruggs, Jr., his heirs and assigns forever:

All my right, title and interest, the same being an undivided one-half interest, in and to:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 92 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates, dated August 18, 1975, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "5D" at Pages 95 and 96 and having according to said plat, the following metes and bounds, to-wit:

(11)-195-534.4-1-92

BEGINNING at an iron pin on the eastern side of Duquesne Drive, joint front corner of Lots 91 and 92; thence with the joint line of said lots N. 84-45 E. 135.14 feet to an iron pin in the line of Lot 111; thence with the line of Lot 111 N. 7-30 E. 79 feet to an iron pin, joint rear corner of Lots 92 and 93; thence with the joint line of said lots S. 89-37 E. 139.92 feet to an iron pin on the eastern side of Duquesne Drive; thence with said Drive S. 3-10 W. 90 feet to the beginning corner.

The above described property is the same conveyed to the grantor and the grantee herein by deed of Williamsburg Properties dated January 24, 1977, and recorded on January 26, 1977, in Deed Book 1050, Page 113.

The grantee assumes and agrees to pay the balance due on that certain note and mortgage from Williamsburg Properties to First Federal Savings and Loan Association in the original amount of \$30,200.00 dated and recorded on February 13, 1976, in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 1360, Page 242, the balance now due thereon being \$ 28,857.56.

ALSO: ALL that piece, parcel or strip of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a small triangular strip of Lot 91 of a subdivision known as Canebrake I, as shown on plat thereof, being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5P at Page 28, and having according to a more recent survey prepared for Walter E. Scruggs

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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 2nd day of January 1981

SIGNED, sealed and delivered in the presence of:

William J. Mann (SEAL)
Walter E. Scruggs, Jr. (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 2nd day of Jan. 1981

William J. Mann (SEAL)
Notary Public for South Carolina 9-22-82
Walter E. Scruggs, Jr.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT NECESSARY - GRANTOR
A WOMAN

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, duress, fraud, force, or person whomsoever, renounce, release and forever relinquish unto the grantor(s) her interest

GREENVILLE COUNTY
NOTARY PUBLIC
JAN 29 1981

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