

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

901 HARNESSTRAIL
Greenville, S.C. 29601

FILED
GREENVILLE CO. S. C.

AUG 17 10 26 AM '81

JOHN M. DILLARD
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM F. MARTIN, JR. and KAREN ANN MARTIN

in consideration of Fifteen Thousand Thirty-Nine and 04/100ths (\$15,039.04)----- Dollars
and assumption of mortgage indebtedness set forth 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

TERRY V. FITZGERALD, His Heirs and Assigns Forever:

ALL that certain lot of land in Greenville County, South Carolina, on the Southern side of Harness Trail, being known and designated as Lot No. 10, according to a plat entitled "HERITAGE LAKES SUBDIVISION" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-H, Page 16, and having, according to said plat, the following metes and bounds, to-wit:

16(206) 539.4-1-10 (NOTE)

BEGINNING at an iron pin on the southern side of Harness Trail at the joint front corner of Lots Nos. 9 and 10, and running thence along the common line of said lots S. 37-42-21 E. 231.4 feet to an iron pin; thence S. 73-32-12 W. 147.00 feet to an iron pin at the joint rear corner of Lots Nos. 10 and 11; thence along the common line of said lots N. 27-58-56 E. 185.52 feet to an iron pin on the southern side of Harness Trail; thence with the right-of-way of Harness Trail N. 57-10-52 E. 58.07 feet to an iron pin; thence continuing with the right-of-way of Harness Trail N. 52-17-39 E. 47.66 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the Grantor herein by deed of Balentine Brothers Builders, Inc., recorded in Deed Book 1121, Page 494 on March 3, 1980, in the RMC Office for Greenville County, South Carolina, and is hereby conveyed subject to all rights-of-way, easements, public roadways and restrictive covenants of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee hereby assumes and agrees to pay in full the indebtedness due on a note and mortgage given to The South Carolina National Bank, recorded in Mortgage Book 1496, Page 950 on March 3, 1980, in the original sum of \$53,000.00, said note and mortgage has a present balance due in the sum of \$52,660.96.

As a further part of the consideration for this deed, the Grantors hereby assign, transfer and setover unto the Grantee all their right, title and interest in and to any escrow funds maintained by the mortgagee in connection with the above loan.

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 assigns against the grantor(s) and the grantor'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 14th day of August 19 81
Signed, sealed and delivered in the presence of:

John M. Dillard
John M. Dillard

William F. Martin, Jr. (SEAL)
Karen Ann Martin (SEAL)
William F. Martin, Jr.
Karen Ann Martin

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 14th day of August 19 81

John M. Dillard (SEAL)
Notary Public for South Carolina
My commission expires: 5/8/84

John M. Dillard
John M. Dillard
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY STAMP
TAX \$ 31.00

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATI

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned (s) (w)ives 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

14th day of August 19 81
John M. Dillard (SEAL)
Notary Public for South Carolina
My commission expires: 5/8/84

Karen Ann Martin
Karen Ann Martin

RECORDED AUG 17 1981 of _____ 19 ____ at 10:26 A.M.

GREENVILLE COUNTY
SOUTH CAROLINA
AUG 17 81
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