

BOOK 1153 PAGE 664

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE GREENVILLE CO. S. C. FILED TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT: PHILIP C. BROWN, DONNIE S. TANKERSLEY, PARTNERSHIP, FULLER-BROWNELL INVESTMENT COMPANY, R.M.C.

in consideration of: Thirty-seven thousand five hundred fifty-seven & 07/100 Dollars (\$37,557.07) and assumption of mortgages

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

EDWARD W. CLAY, JR. and KATHRYN M. CLAY, their heirs and assigns:

All that lot of land with the buildings and improvements thereon situate at the southeast corner of the intersection of Skyview Drive and Montrose Drive (formerly Babb Avenue), in the city of Greenville, in Greenville County, South Carolina, being shown as a portion of Lot 39-A on plat of Estate of Tully P. Babb, made by Dalton & Neves, Engineers, August 1954, recorded in the RMC Office for Greenville County, South Carolina, in plat book GG at pages 158 and 159, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Montrose Drive at joint corner of Lots 38-A and 39-A, and runs thence along the east side of Montrose Drive N. 6-50 W. 221.3 feet to an iron pin; thence with the curve of Montrose Drive and Skyview Drive (the chord being N. 7-16 E. 62.3 feet) to an iron pin on the south side of Skyview Drive; thence along Skyview Drive S. 82-18 E. 175 feet to an iron pin; thence through Lot 39-A, S. 14-08 E. 250 feet to an iron pin; thence along the line of Lot 38-A S. 85-38 W. 217.5 feet to an iron pin on the east side of Montrose Drive, the beginning corner.

This is the same property conveyed to grantors by Laura Jean Capps Jordan, now by marriage Laura Jean Capps Richardson, by deed dated March 14, 1978 recorded March 16, 1978 in deed vol. 1075 at page 391 of the RMC Office for Greenville County, S. C. and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat, or on the premises.

15(500) 269-1-48

- As a part of the consideration for this conveyance the grantees herein assume and agree to pay the following mortgages:
- (1) That certain mortgage held by American Federal Savings and Loan Association (formerly Fidelity Federal Savings and Loan Association) in the original amount of \$45,000.00 dated and recorded March 14, 1978 in mortgage vol. 1426 page 102 of the RMC Office for Greenville County, on which there is a balance due of \$41,794.64.
 - (2) that certain mortgage held by Laura Jean Capps Jordan Richardson (formerly Laura Jean Capps Jordan) in the original amount of \$60,000 dated and recorded 3/14/78 in mortgage vol. 1426 page 105, on which there is a balance due of \$34,000.00.
 - (3) that certain mortgage held by Perpetual Federal Savings and Loan Association in the original amount of \$10,648.39 dated 6/3/81 recorded 6/5/81 in mortgage vol. 1543 at page 378, on which there is a balance due of \$10,648.29.

GRANTEES' address: 3 Montrose Drive, Greenville, S. C. 29607

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 grantees, and the grantees' heirs or successors and assigns, forever. And the grantors do hereby bind the grantors and the grantors' heirs or successors, executors and administrators

4.00

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
\$ 76.00

e One.

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX
AUG 17 '81
41.80

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