

STATE OF SOUTH CAROLINA

220 Lowndes Avenue
Greenville, S. C. 29607

VOL 1174 PAGE 340

COUNTY OF GREENVILLE

FILED
CO. S. C.

KNOW ALL MEN BY THESE PRESENTS, that 12 AM '82 N. DEAN DAVIDSON, JR.

88)

in consideration of Twenty two thousand Five Hundred Ninety-one and 88/100 (\$22,591. 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 MICHAEL D. STAGGS and MARTHA V. STAGGS, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the southeastern side of Lowndes Avenue, in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 25 on a plat of a REVISION OF LOTS 24 AND 25 OF SECTION B OF ELLETSON ACRES, made by Jones Engineering Service, dated January 1, 1974, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-0, page 112, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantor by deed of N. Dean Davidson recorded in Deed Book 1106, page 824, on July 17, 1979, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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As a part of the consideration for this deed the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given by N. Dean Davidson, Jr., TO Fidelity Federal Savings and Loan Association of Greenville, S. C., in the original sum of \$35,150.00, recorded on July 19, 1979 in Mortgage Book 1473, page 679, assigned to the South Carolina Housing Authority by instrument appearing of record in Mortgage Book 1475, page 582, having a balance due as of September 1, 1982 of \$34,108.12.

As a further part of the consideration for this deed the Grantor hereby assigns, setover and transfers unto the Grantees all his right, title and interest in and to any escrow funds maintained by the mortgagee in connection with the above mortgage loan.

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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 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 21st day of

September 19 82

Signed, sealed and delivered in the presence of

Constance G. McBride

N. Dean Davidson

N. Dean Davidson

(SEAL)

John M. Dillard

(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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of September 19 82

Constance G. McBride (SEAL)

John M. Dillard

Notary Public for South Carolina 5/22/83
My commission expires:

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER UNNECESSARY GRANTOR UNMARRIED

10117875

The undersigned
is examined by
me and forever
in of dower of.

Notary Public for South Carolina
My commission expires:

RECORDED this 22nd day of September 19 82 10:12 A/ M. No.

4328 RV-27