

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS:
R.M.C. WILEY
Route 1, Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS, that we, William David Watkins and Sun Yu Watkins,

in consideration of Ten Thousand Two Hundred Ninety-nine and 24/100 (\$10,299.24) Dollars, plus assumption of mortgage as hereinbelow stated, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto R. C. Ayers, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being on the southeastern side of Rosewood Circle, in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot #70 as shown on plat of Peachtree Terrace, Section II, which plat was prepared by G. A. Wolfe, dated May 1, 1965, and recorded in the R.M.C Office for Greenville County, South Carolina, in Plat Book BBB, at Page 154, reference to which plat is hereby craved for a complete metes and bounds description thereof.

This being the same property as conveyed to the grantors herein by deed of Mack E. Pollard, et al recorded October 20, 1981 in Deed Book 1157, Page 45, R.M.C. Office for Greenville County.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat(s), which affect the property hereinabove described.

The grantee herein, by acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of a mortgage given by Mack E. Pollard and Margaret S. Pollard, and subsequently assumed by the grantors, to Bankers Life Company and recorded in Mortgage Book 1482, Page 819, October 1, 1979, and rerecorded November 6, 1979 in Mortgage Book 1487, Page 344, records of Greenville County RMC Office, having a current balance of \$47,600.76, and also hereby assumes the obligations of the grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

15(199) M6.2-1-178.1

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 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 5th day of January, 19 84

SIGNED, sealed and delivered in the presence of:

Maurice Lerner
Alicia A. Cooper

William David Watkins (SEAL)
William David Watkins
Sun Yu Watkins (SEAL)
Sun Yu Watkins (SEAL)

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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 5th day of January 19 84

Alicia A. Cooper (SEAL)
Notary Public for South Carolina.

Maurice Lerner

My commission expires 10/19/89

STATE OF SOUTH CAROLINA
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RENUNCIATION OF DOWER

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, 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 5th day of January 19 84
Alicia A. Cooper (SEAL)
Notary Public for South Carolina.

Sun Yu Watkins
Sun Yu Watkins

My commission expires 10/19/89

3 JA09 84 004 4.00CD

RECORDED this _____ day of _____ 19____ at [CONTINUED ON NEXT PAGE] No. _____

4328-17-2

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