

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D CC. S. C.
MAY 1 10 57 AM '84
JUN 11 10 57 AM '84
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Mohammad R. Mehrzadeh and Karen B. Mehrzadeh

in consideration of Six Thousand, Nine Hundred Seventy-eight and 77/100ths Dollars,
(\$6,978.77) plus assumption of mortgage as noted 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 Donald James Ryerson and Rosa Miles Ryerson, their heirs and assigns forever:

ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being on the southerly side of West Hillcrest Drive (formerly Finley Street) in the City of Greenville, South Carolina, being known and designated as Lot 5 and one half of Lot 6 of Block J of Highland Terrace and having, according to a plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book D, Page 238, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of West Hillcrest Drive (formerly Finley Street), said pin being the joint front corner of Lots 4 and 5 and running thence with the common line of said lots S 18-10 W 150 feet to an iron pin, the joint rear corner of Lots 4 and 5; thence N 71-50 W 75 feet to an iron pin; thence on a line through Lot 6 N 18-10 E 150 feet to an iron pin on the southerly side of West Hillcrest Drive; thence with the southerly side of West Hillcrest Drive S 71-50 E 75 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Grantor herein by deed of Betty Jane Godfrey as Executrix of the Estate of Margaret E. Godfrey, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1119, Page 553, on January 25, 1980.

As part of the consideration paid herefor, Grantees agree to assume and pay that certain note and mortgage given to Charter Mortgage Company, said mortgage being recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1494, Page 85, on January 25, 1980, and having a present balance of \$32,421.23.

12-500-177-3-13

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 20 day of April, 1984

SIGNED, sealed and delivered in the presence of

Mohammad R. Mehrzadeh (SEAL)
(Mohammad R. Mehrzadeh)
Karen B. Mehrzadeh (SEAL)
(Karen B. Mehrzadeh)
Kay Stallings (SEAL)
Debra B. Broadway (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF

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 20 day of April, 1984

Sherry J. Blue (SEAL)
Notary Public for North Carolina
My commission expires February 19, 1985
Kay Stallings

STATE OF SOUTH CAROLINA
COUNTY OF

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 20th day of April, 1984

Karen B. Mehrzadeh
(Karen B. Mehrzadeh)
Sherry J. Blue (SEAL)
Notary Public for South Carolina North Carolina
My commission expires

RECORDED this _____ day of _____ 19____ at _____ M., No _____