

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE
JUN 21 2 37 PM '84

KNOW ALL MEN BY THESE PRESENTS, that Sara A. Stratton

in consideration of Twenty Three Thousand Two Hundred Eighty Five and 66/100 (\$23,285.66) Dollars and assumption of mortgage indebtedness recited hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Peter J. Emanuel, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of Hillside Lane, near the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 137 on plat of WOODFIELD, SECTION C, recorded in the RMC Office for Greenville County, S. C. in Plat Book P, page 139, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hillside Lane at the joint front corner of Lots Nos. 136 and 137 and running thence with the joint line of said Lots, S. 79-14 E. 134.8 feet to an iron pin; thence S. 16-37 E. 30.7 feet to an iron pin; thence S. 50-57 W. 154.2 feet to an iron pin on the northern side of Cliffside Lane; thence with the curve of the intersection of Cliffside Lane and Hillside Lane, the chord of which is N. 34-58 W. 57.2 feet to an iron pin on the eastern side of Hillside Lane; thence with Hillside Lane, N. 4-35 E. 57.2 feet to an iron pin; thence N. 8-02 E. 47.8 feet to the point of beginning.

15-156-369-4-25

The above described property is the same conveyed to the Grantor by deed of Nettie S. Chappell and Noah H. Seay, recorded on August 24, 1971 in the RMC Office for Greenville County, S. C. in Deed Book 923, page 400, and is hereby conveyed subject to all rights-of-way, easements, conditions, public roadways, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given by Nettie S. Chappell and Noah H. Seay to C. Douglas Wilson & Company, in the original sum of \$13,500.00, recorded in Mortgage Book 1110, page 561, on November 27, 1968, and which has an approximate balance due in the sum of \$ 9,714.34 .

As a further part of the consideration for this deed, the Grantor hereby assigns, transfers, and sets over unto the Grantee all of her right, title and interest in and to any escrow funds maintained by the mortgagee in connection with the above mortgage 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 21st day of June 19 84

Signed, sealed and delivered in the presence of:

Laura A. Keese
Michael F. Talley

Sara A. Stratton (SEAL)
SARA A. STRATTON
628 (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 June 19 84

Michael F. Talley (SEAL)
Notary Public for South Carolina
My commission expires: 4-6-88

Laura A. Keese

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER-Not Necessary, Grantor a Woman

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)
Notary Public for South Carolina

My commission expires:

RECORDED this day of 19 at M. No.

1
3
4
5

4328-RV-23