

(#6688)

MAILING ADDRESS: 102 Trinity Way, Greenville, S.C. 29609

TITLE TO REAL ESTATE - Offices of HILL, WYATT & BANNISTER, Attorneys at Law, 100 Williams St. Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that WILLIAM B. TUTTLE, JR. and MARGARET K. TUTTLE

in consideration of Twelve Thousand One Hundred Forty and 61/100 (\$12,140.61) and the assumption of the two mortgages 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 DONALD M. FAIRBAIRN and FRANCES A. FAIRBAIRN, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the northwesterly intersection of Covington Road and Trinity Way, near the City of Greenville, South Carolina, being known and designated as Lot No. 84 on plat entitled "Revision of Sec. I, IA, & II of Northwood Hills" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, at page 156 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Trinity Way, said pin being the joint front corner of Lots 84 and 85 and running thence with the northwesterly side of Trinity Way S. 23-00 W. 135 feet to an iron pin; thence on a curve the chord of which is S. 59-20 W. 40.6 feet to an iron pin, the joint front corner of Lots 83 and 84; thence with the common line of said lots N. 30-01 W. 251.8 feet to an iron pin, the joint corner of Lots 83 and 84; thence N. 55-18 E. 80 feet to an iron pin, the joint rear corner of Lots 84 and 85; thence with the common line of said lots S. 51-16 E. 189.6 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantors herein by deed of Robert W. Stewart, Jr. and Nancy J. Stewart dated and recorded April 2, 1973, in Deed Book 971, at page 601.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

This property is conveyed subject to a deed of trust against same made by the Grantors to Cameron-Brown Company dated April 2, 1973, in the amount of \$37,000.00 and recorded on April 2, 1973, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1271, at page 383. The Grantees agree to assume and pay the same as part of the consideration of this conveyance, which outstanding balance is \$30,811.88. The Grantees also hereby assume the obligation of William B. Tuttle, Jr. and Margaret K. Tuttle 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 or insurance of the indebtedness above mentioned.

(CONTINUED ON REVERSE) 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 3rd day of August, 19 84

SIGNED, sealed and delivered in the presence of:

Elizabeth M. Alvarado
Abraham B. ...

William B. Tuttle, Jr. (SEAL)
WILLIAM B. TUTTLE, JR.
Margaret K. Tuttle (SEAL)
MARGARET K. TUTTLE (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 3rd day of August 19 84

Abraham B. ... (SEAL)
Notary Public for South Carolina

Elizabeth M. Alvarado

My commission expires May 31, 1989

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

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

3rd day of August 19 84

Abraham B. ... (SEAL)
Notary Public for South Carolina

Margaret K. Tuttle
MARGARET K. TUTTLE

My commission expires May 31, 1989

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

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12-1-89