

thence N. 28-05 E., 162.3 feet to an iron pin; thence N. 86-32 W., 91.5 feet to an iron pin in the center of the rear line of Lot #14; thence through the center of Lot #14, S. 24-20 W., 127.0 feet to an iron pin in the center of the front line of Lot #14; thence along the North side of Central Avenue, S. 65-22 E., 75.0 feet to the BEGINNING CORNER.

This conveyance is made subject to any and all existing restrictions, zoning ordinances, easements, rights-of-way, or other matters of public record, if any, which affect the subject property.

This is the identical property heretofore conveyed to the Grantors herein by Deed of Olga L. Hamberis, dated August 13, 1976, and recorded in the RMC Office for Greenville County, S. C., on August 16, 1976, in Deed Book 1041, at Page 247, at 9:34 a.m.

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE, THE GRANTEEES HEREIN ASSUME AND AGREE TO PAY THE BALANCE DUE ON THAT CERTAIN MORTGAGE GIVEN BY THE GRANTORS HEREIN TO FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION IN THE ORIGINAL PRINCIPAL AMOUNT OF \$18,500.00, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON AUGUST 16, 1976, IN MORTGAGE BOOK 1375, AT PAGE 427, WITH A PRINCIPAL BALANCE DUE OF APPROXIMATELY \$5,000.00.

Mail / **JAN 7 1985**
20116
HOWARD, HOWARD, FRANCIS & REID
-Charles B. Howard
242-3522

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THAT VAN NGUYEN &
HOA THI HOANG

TO

PAUL VAN NGUYEN AND
MARYANN LEBICH NGUYEN
*207 Newberry Road
Taylor, S.C. 29687*

TITLE TO REAL ESTATE

I hereby certify that the within Deed has been this
7th day of January 19 85
at 1:34 P.M. recorded in Book 1230
of Deeds, page 509.

Register of Meme Conveyance Greenville County

I hereby certify that the within Deed has been this
day of January
19 85 recorded in Book page

Auditor Greenville County

HOWARD, HOWARD, FRANCIS & REID
ATTORNEYS

111 Pettigru Street
Greenville, South Carolina 29603
Pt lot 14 Central Ave MARSHALL ESTATES
Also: lot 15 & pt 14 Central Ave

RECORDED JAN 7 1985 at 1:34 P/M

20116

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
de-1, deliver the within written deed and that (s) he, with the other witness subscribed above, witnessed the execution thereof.
SWORN to before me this
day of
, 19
Notary Public for
My commission expires

(SEAL)

PROBATE

STATE OF
COUNTY OF

4328-KV-2

510