

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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COUNTY CLERK'S OFFICE
GREENVILLE, S. C.

Vol 1032 - 731

KNOW ALL MEN BY THESE PRESENTS, that E. F. BAGWELL AND ELLA M. BAGWELL

In consideration of Ten thousand and Seven-Hundred Ninety-nine and 14/100-----Dollars (10,799.14) and assumption of mortgage as set forth herein 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 LARRY G. SHAW BUILDER, INC., ITS SUCCESSORS AND ASSIGNS FOREVER:

ALL that lot of land in Greenville County, State of South Carolina, being shown as Lot No. 57 on a plat entitled Cedar Vale recorded in Plat Book "000" at page 13 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Stradley Terrace at the joint front corner of Lots 56 and 57 and running thence with the line of Lot 56 S. 70-47 E. 173 feet to an iron pin; thence S. 19-13 W. 109.6 feet to an iron pin; thence S. 40-16 W. 69.4 feet to an iron pin on the northern side of Verner Drive; thence with the northern side of Verner Drive N. 31-58 W. 133 feet and N. 53-50 W. 22.3 feet to an iron pin at the corner of Verner Drive and Stradley Terrace; thence with the curve of said corner, the chord being N. 12-33 W. 40.9 feet to an iron pin on the eastern side of Stradley Terrace; thence with eastern side of Stradley Terrace N. 19-13 E. 50 feet to the beginning corner.

The above is the same property conveyed to the Grantors by deed of Lloyd W. Gilstrap August 12, 1969 and recorded in Deed Vol. 873 at Page 550.

This lot is conveyed subject to restrictions recorded in Deed Book 800 at page 277 and all other easements of record which affect said property.

As part of the consideration of this conveyance, the Grantee assumes and agrees to pay that certain note and mortgage due on the property to First Federal Savings and Loan Association recorded in Mortgage Book 1118 at Page 469, the balance now due and owing being approximately \$17,718.37.



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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 8th day of March 19 76

SIGNED, sealed and delivered in the presence of:

John W. Farnsworth
Marian T. Skilton

E. F. Bagwell (SEAL)
Ella M. Bagwell (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 8th day of March 1976

John W. Farnsworth (SEAL)
Notary Public for South Carolina.

Marian T. Skilton

My commission expires 1-16-83

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 8th day of March 19 76

John W. Farnsworth (SEAL)
Notary Public for South Carolina.

Ella M. Bagwell

My commission expires 1-16-83

RECORDED this day of MAR 9 1976 at 8:44 A. M. No. 22716

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