

James C. Clayton - 400 Claxton Drive, Greenville, S.C. 29611
DEMETRIE J. LIATOS - Attorney At Law
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S.C.

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KNOW ALL MEN BY THESE PRESENTS, that John W. Fort and Elizabeth W. Fort

in consideration of Ten Thousand Nine Hundred Fifty-six and 78/100 (\$10,956.78) Dollars, and assumption of mortgage as set out 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 James C. Clayton, his heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 35 on a plat of Farmington Acres Subdivision recorded in the R.M.C. Office for Greenville County in Plat Book RR at pages 106 and 107 and having such metes and bounds as appear by reference to said plat. Said lot fronts on the northeasterly side of Claxton Drive a total distance of 90 feet.

THIS being the same property conveyed to Grantors by deed of Phillip L. McAllister and Patricia L. McAllister, recorded in the R.M.C. Office for Greenville County on April 30, 1973, in Deed Book 973 at page 500.

GRANTEE does hereby assume that mortgage to First Federal Savings & Loan Association recorded in the R.M.C. Office for Greenville County on April 30, 1973, in Mortgage Book 1274 at page 54, in the original amount of \$24,500.00, having a present balance of \$23,243.22.

THIS property is conveyed subject to restrictive covenants of record, set-back lines, road or passageways, easements and rights-of-way, if any, affecting the above described property. 308-B13.2-1-15b

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 9th day of June 1978

SIGNED, sealed and delivered in the presence of:

James C. Clayton
Demetrie J. Liatos

John W. Fort (SEAL)
Elizabeth W. Fort (SEAL)

(SEAL)
(SEAL)

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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 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 9th day of June 19 78

Demetrie J. Liatos (SEAL)
Notary Public for South Carolina.

James C. Clayton

My Commission Expires 9/22/87

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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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of June 19 78

Demetrie J. Liatos (SEAL)
Notary Public for South Carolina.

Elizabeth W. Fort

Commission expires 9/22/87
RECORDED this 9th day of JUN 9 1978 4:02 P. M., No. 371119

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