

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Grantees' address: Route 2, Coachman Drive
Simpsonville, S. C.
S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that Steven M. Epstein and Lillian C. Epstein

In consideration of Five Dollars and assumption of mortgage as set forth below: Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto William F. Finnell and Grace A. Finnell, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 45 of Coachwood Forest, Phase Two on plat recorded in Plat Book 6-M at Page 57 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of George's Hideaway at the joint front corner of Lots 45 & 46 and running thence with the common line of said lots, N 32-31 W. 495.5 feet to a point; thence turning and running, S 37-49 W 210 feet to a point at the joint rear corner of Lots 45 & 44; thence with the common line of said lots, N 32-40 W 540.8 feet to an iron pin on George's Hideaway; thence turning and running with said Street, N 52-13 E 200 feet to the point of beginning.

This is the same property conveyed to the Grantors by deed of Grantees recorded June 7, 1978 in Deed Book 1080 Page 658 of the RMC Office for Greenville County.

As a part of the consideration for this conveyance, Grantees hereby assume and agree to pay the balance on that mortgage in favor of United Federal S&L Assn. recorded Mortgage Book 1434 at Page 432, having a balance of \$51,900.00.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 13 day of February 19 79.

SIGNED) sealed and delivered in the presence of:
Richard H. Garrison (SEAL)
Lillian C. Epstein (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13 day of February 19 79.
Richard H. Garrison (SEAL)
Notary Public for South Carolina
My commission expires: 1-29-81

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the co-defendant 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, 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
13 day of February 19 79.
Richard H. Garrison (SEAL)
Notary Public for South Carolina
My commission expires: 1-29-81

RECORDED FEB 23 1979 4:55 P.M.

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