

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE COUNTY  
MAR 6 3 05 PM '79  
CLERK S. T. MITCHELL

PLAT 1053-885

KNOW ALL MEN BY THESE PRESENTS, that **FREDERICK C. ANDERAU and STARR ANDERAU**

in consideration of EIGHT THOUSAND, TWO HUNDRED FIFTEEN AND 37/100 (\$8,215.37) and assumption of mortgage indebtedness the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

**PATRICK M. MORGAN AND LINDA H. MORGAN**, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southeastern side of Winding Way, in Greenville County, South Carolina, being known and designated as Lot No. 182 as shown on a plat entitled, Section No. 3, PEPPERTREE, made by Piedmont Engineers & Architects, dated December 14, 1972, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at page 4, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the grantors herein by deed John Crosland Company recorded in the R.M.C. Office for Greenville County, S. C. on March 25, 1977 in Deed Book 1053 at page 386, and is hereby conveyed subject to all rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration of this deed, the grantees herein, by acceptance of this deed, specifically assume and agree to pay in full the indebtedness due under the terms of a mortgage given by the grantors to North Carolina National Bank and recorded in Mortgage Book 1392 at page 557 in the R. M. C. Office for Greenville County, South Carolina, in the original sum of \$34,500.00 which has a present balance due in the sum of \$33,924.63, and also hereby assume the obligations to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

As a further part of the consideration of this deed, the grantors do hereby assign, transfer and set over unto the grantees all their right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the above mortgage loan referred to above.

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The grantees agree to pay Greenville County property taxes for the tax year 1979 and subsequent years.

DOCUMENTARY STAMP 1700

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 09.35

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 grantees, 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 grantees and the grantee's heirs or successors and assigns against the grantor(s) and the grantor'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 and seal this 6th day of March 19 79

Jack H. Mitchell, III  
Jack H. Mitchell, III  
Aileen D. Putman

Fred C. Andrau  
FREDERICK C. ANDERAU (SEAL)  
Starr Andrau  
STARR ANDERAU (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that to be true the within named grantor(s) sign, seal and as the grantor's act and deed deliver the within written deed and that to be, with the other witnesses subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of March 19 79

Aileen D. Putman  
Notary Public for South Carolina Aileen D. Putman (SEAL)  
My commission expires: 11-21-84

Jack H. Mitchell, III  
Jack H. Mitchell, III (SEAL)

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 took upon being privately and separately examined by me, did declare that she (she) does freely, voluntarily, and without any compulsion, deed or loss of any person whomsoever, rescind, release and forever relinquish unto the grantor(s) and the grantor's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 6th day of March 19 79

Aileen D. Putman  
Notary Public for South Carolina Aileen D. Putman (SEAL)  
My commission expires: 11-21-84

RECORDED in the Office of the Clerk of the Court for Greenville County, South Carolina, on this 6th day of March 1979 at 3:06 P.M.

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