

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
AUG 1 3 40 PM '79

VOL 1108 PAGE 385

KNOW ALL MEN BY THESE PRESENTS, that I, DONALD L. TANNERSLEY, Jr., M. L. Lanford, Jr.

in consideration of Thirty-seven thousand one hundred fifty-eight & 47/100----- Dollars, and the assumption of that certain mortgage indebtedness set out below herein 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. Ard, Jr. and Frances B. Ard, their heirs and assigns, forever:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Rosebay Drive and being known and designated as Lot 37 of Dove Tree subdivision as shown on a plat thereof prepared by Piedmont Engineers & Architects, dated September 18, 1972, revised March 29, 1973, recorded in the RMC Office for Greenville County in Plat Book 4-X at pages 21-23, and having, according to said plat, the following metes and bounds, to-wit:

- 11-195-540.11-1-27

Beginning at an iron pin on the northwestern side of Rosebay Drive at the joint front corner of Lots 37 and 38, and running thence with the line of Lot 38, N. 20-19 W., 160 feet to an iron pin at the joint rear corner of Lots 37 and 38 on the line of property now or formerly owned by Abercrombe; thence with the line of said Abercrombe property, N. 69-41 E., 125 feet to an iron pin at the joint rear corner of Lots 37 and 36; thence with the line of Lot 36, S. 20-19 E., 160 feet to an iron pin at the joint front corner of Lots 37 and 36 on the northwestern side of Rosebay Drive; thence with the northwestern side of Rosebay Drive, S. 69-41 W., 125 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed of Dove Tree Realty, a Partnership, dated July 25, 1975 and recorded July 28, 1975 in the RMC Office for Greenville County in Deed Book 1021 at page 906.

As a part of the consideration herein the grantees agree to assume and pay the balance due on that certain mortgage to Fidelity Federal Savings & Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1348 at page 314 in the original sum of \$63,950.00, with a current balance of \$62,341.53.

Grantee's address: 205 Rosebay Drive, Greenville, SC 29607

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 1st day of August, 1979.

SIGNED, sealed and delivered in the presence of:

*R. Kinard Johnson, Jr.*  
*Mary St. Souterlin*

*M. L. Lanford, Jr.* (SEAL)  
M. L. Lanford, Jr. (SEAL)

STATE OF SOUTH CAROLINA (SEAL)  
SOUTH CAROLINA REAL COMMISSION (SEAL)  
DOCUMENTARY STAMP \$75.00 (SEAL)

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

SWORN to before me this 1st day of August 19 79.  
*R. Kinard Johnson, Jr.* (SEAL) *Mary St. Souterlin*  
Notary Public for South Carolina.  
My commission expires 7-12-89

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of August 1979.  
*R. Kinard Johnson, Jr.* (SEAL) *Mary M Lanford*  
Notary Public for South Carolina.

My commission expires 7-12-89  
RECORDED in 1st day of August 1979 at 3:40 P/M 3553  
GREENVILLE COUNTY DOCUMENTARY TAX \$41.25

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