

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

This Judith A. Ferguson, hereafter referred to as Grantor, in consideration of the sum of Five Thousand and No/100, plus assumption of mortgage described below, DOLLARS, paid to Grantor by David G. Freeman and Warren Mersereau, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, 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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 10 of a subdivision known as Swanson Court as shown on a plat thereof, prepared by C. C. Jones, November 1, 1962, and recorded in the RMC Office for Greenville County in Plat Book YY, at Page 91, and having, the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin on the northern side of Swanson Court, joint front corner of Lot Nos. 9 and 10 and running thence along the northern side of Swanson Court, following the curvature thereof, the chord being N. 63-25 W. 49 feet to an iron pin; thence continuing along the curvature of Swanson, the chord being N. 74-26 W. 47.4 feet to an iron pin at the joint front corner of Lot Nos. 10 and 11; thence along the joint line of said lots, N. 27-55 E. 138 feet to an iron pin on the bank of Richland Creek; thence continuing along the same course, N. 27-55 E. 12 feet, more or less, to a point in the center of Richland Creek; thence along the center of Richland Creek, a traverse line being S. 52-05 E. 113.1 feet to a point in the center of said creek, the joint rear corner of Lot Nos. 9 and 10; thence along the joint line of said lots, S. 36-15 W. 12 feet, more or less, to an iron pin on the bank of said creek; thence continuing along the joint line of said lots, S. 36-15 W. 107.5 feet to the beginning corner.

This conveyance is subject to all restrictions, zoning ordinances, easements and rights-of-way, of record, affecting the above described property.

-12-519-179-2-38

This is the same property conveyed to the Grantor herein by deed of Claud C. Armstrong, Jr. dated August 17, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1041, at Page 372.

Grantees herein assume and agree to pay that certain note and mortgage from Judith A. Ferguson to Fidelity Federal Savings and Loan Association, dated August 17, 1976, with a principal balance thereon of \$25,035.99, which mortgage is recorded in the RMC Office for Greenville County, S.C. in R.E.M. Book 1375, at Page 625.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 3rd day of October, 1979.

Signed, Sealed and Delivered in the Presence of

Sara A. Barfield
Elizabeth B. Wood

Judith A. Ferguson (Seal)
Judith A. Ferguson (Seal)

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP \$10.00

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

3rd day of October, 1979

Sara A. Barfield (Seal)
Notary Public for South Carolina

My Commission expires 10-19-80

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

(ROMAN GRANTOR)
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

_____ day of _____, 19____

Notary Public for South Carolina

My Commission expires January 1, 197____

Recorded this _____ day of _____

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY TAX
\$5.50

15750

4328 RV-2