

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DON'T

GRANTEES ADDRESS: *Route 7*
Pine Bluff
Greer S.C. 29657
BOOK 1129 PAGE 456

KNOW ALL MEN BY THESE PRESENTS, that M. L. LANFORD,

in consideration of FORTY THOUSAND AND NO/100ths ----- 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 J. CARROLL FLEMING, his heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, in the City of Greer, being known and designated as Lot Number 7 on a plat entitled, "Plat of Mrs. L. W. Cunningham Lots", prepared by W. A. Christopher, Surveyor, dated September 12, 1921 and recorded in Plat Book F at Page 17 in the RMC Office for Greenville County, and having such metes and bounds as appear by reference to said plat. Said lot fronts on the southerly side of Westmoreland Avenue a distance of 65 feet and runs back therefrom for a depth of 125 feet.

THIS is a portion of the property conveyed to the Grantor by deed of Earline C. Lanford, recorded on March 6, 1940 in Deed Book 219 at page 116.

ALSO, all that lot of land in the State of South Carolina, County of Greenville, in the City of Greer being rectangular in shape, and adjoining the aforesaid Lot Number 7 on its southerly side and measuring 10 feet in width on its easterly and westerly sides and approximately 47 feet in length on its northerly and southerly sides and constituting the northeasterly portion of Lot Number 3 as shown on the aforesaid recorded plat.

THIS is the identical property conveyed to the Grantor by deed of Marion E. Lanford and Sarah Ann Lanford McNeill to be recorded of even date herewith.

There is located on the subject property a four-unit apartment building known as Lanford Apartments. As a part of the consideration for this conveyance, the grantee does hereby covenant and agree that Mrs. Mittie Allen, one of the present tenants, shall have the right to continue renting her present unit as long as she desires for a maximum monthly rental of \$100.00.

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 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 10th day of July, 19 80

SIGNED, sealed and delivered in the presence of:

W. O. Reese
W. O. Reese

M. L. Lanford (SEAL)
M. L. Lanford (SEAL)
(SEAL)
(SEAL)

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(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 10th day of July, 19 80

W. O. Reese (SEAL)
Notary Public for South Carolina.

W. O. Reese

My commission expires 11/23/80

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER /NOT REQUIRED/GRANTOR IS WIDOWER.

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 _____ day of _____, 19 _____

Notary Public for South Carolina.

My commission expires JUL 18 1980

RECORDED this _____ day of _____, 19 _____, at 10:39 AM, No. 1552

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