

GRANTEE: 706 Townes St., Greenville, SC 29609

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GR 1980 S.C.

KNOW ALL MEN BY THESE PRESENTS, THAT I, JEROME '80 JAY, JR.,

DONOR: JEROME '80 JAY, JR.
DONOR: JEROME '80 JAY, JR.

In consideration of \$2,000.00 and assumption of mortgages set out 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

JOSEPH B. STEVENS, his heirs and assigns forever,

ALL that lot of land with all improvements thereon situate on southwest side of First Avenue near City of Greenville, in Greenville County, South Carolina, being shown as Lot 29, Section 1, of subdivision of Village Houses of F. W. Poe Mfg. Co., recorded in RMC Office for Greenville County in Plat Book "Y", pages 26-31, inclusive, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on southwest side of First Avenue at joint front corner of Lots 28 and 29 and running thence along line of Lot 28, S. 49-0 W. 101 feet to iron pin; thence N. 41-05 W. 75 feet to iron pin; thence along line of Lot 30, N. 49-0 E. 100.8 feet to iron pin on southwest side of First Avenue; thence along First Avenue S. 41-14 E. 75 feet to beginning corner.

This being same property conveyed to Grantor herein by deed of Susan C. Kennedy on May 14, 1980, recorded in RMC Office for Greenville County on May 15, 1980, in Deed Book 1125, page 829.

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This conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

The Grantee assumes and agrees to pay a first mortgage held by Carolina National Mortgage Investment Co. with a balance due of \$3,689.85 recorded March 9, 1967 in RMC Office for Greenville County in Mtg. Book 1051, page 551 and also agrees to pay that 2nd mortgage executed to Susan C. Kennedy on which there is a balance due of \$5,058.51 recorded on May 15, 1980 in the RMC Office for Greenville County in Mtg. Book 1503, page 213.

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 3 day of December, 19 80

SIGNED, sealed and delivered in the presence of:

Geraldine Kelch
Julius E. Johns

Jerome '80 Jay Jr. (SEAL)

(SEAL)

(SEAL)
DOCUMENTARY TAX \$02.00
RECORDED

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 3rd day of December 1980

Julius E. Johns (SEAL)
Notary Public for South Carolina.

Geraldine Kelch
My commission expires Aug. 23, 1987

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 3rd

day of December 19 80
Geraldine M. Kelch (SEAL)
Notary Public for South Carolina.

Lena S. Johns
SOUTH CAROLINA COUNTY DOCUMENTARY TAX \$02.20
RECORDED DEC 19 1980
GREENVILLE COUNTY
3 8 4 5 2
P.E. DEC 19 1980
15351

My commission expires Aug. 23, 1987

RECORDED this 19 day of 1980
at 3:30 P.M.

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