

GRANTEES' ADDRESS: 34 CHARLWOOD DRIVE, GREENVILLE, S.C. 29606

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

BOOK 1149 PAGE 230

STATE OF SOUTH CAROLINA } '81
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that James R. Brown and Kelly M. Brown,

(\$17,183.18)

in consideration of Seventeen Thousand One Hundred Eighty Three & 13/100 Dollars,
and Assumption of Mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John H. Ferguson and Debra C. Ferguson, their heirs and assigns,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #64 as shown on a plat of Chesterfield Estates Subdivision, Section III, recorded in the RMC Office for Greenville County in Plat Book 5-P, at page 66.

This is the same property conveyed to the grantors by deed of Westminster Company, Inc. dated February 9, 1979, and recorded in the RMC Office for Greenville County, South Carolina, in deed book 1096, at page 719.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat or on the premises.

The grantees herein agree to assume that certain mortgage given by NCB Mortgage Corporation dated February 9, 1979, and recorded in the RMC Office for Greenville County, South Carolina, in mortgage volume 1456, at page 226, which mortgage was assigned to S. C. State Housing and recorded in the RMC Office for Greenville County, SC, in mortgage volume 1458, at page 454.

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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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 June 1981

SIGNED, sealed and delivered in the presence of:
Vickie R. Little (SEAL)
James R. Brown (SEAL)
Kelly M. Brown (SEAL)

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

SWORN to before me this 1st day of June 1981.
Notary Public for South Carolina My commission expires: 10/29/90
Vickie R. Little (SEAL)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of June 1981
Notary Public for South Carolina My commission expires: 10/29/90
Kelly M. Brown (SEAL)

RECORDED this JUN 3 1981 day of _____ 19____, at 11:26 A. M., No. _____

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