

FILED
GREENVILLE CO. S. C.

VOL 867 PAGE 131

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 54 PM '69

OLLIE FARNSWORTH
R. M. C.

County Stamps Paid \$4.40
See Act No. 380 Section 1



KNOW ALL MEN BY THESE PRESENTS, That WE, JAMES M. RUFFNER AND ALICE...
MADELINE RUFFNER

in the State aforesaid, in consideration of the sum of Four Thousand and No/100 (\$4,000.00)
and assumption of the mortgage referred to below Dollars

to us in hand paid at and before the sealing of these presents
by Russell G. Grenzenbach and Patricia C. Grenzenbach

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these
presents do grant, bargain, sell and release unto the said RUSSELL G. GRENZENBACH AND
PATRICIA C. GRENZENBACH, Their Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate
on the Northwest side of Mapleton Drive near the City of Greenville,
in Greenville County, South Carolina, being shown as Lot No. 82 on Plat
of Pine Forest, recorded in the RMC Office for Greenville County, S. C.,
in Plat Book QQ, Page 106 and 107, and having, according to said plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Mapleton Drive at
the joint front corner of Lots 81 and 82 and runs thence along the
line of Lot 81, N. 26-30 W. 138 feet to an iron pin; thence N. 63-
30 E. 100 feet to an iron pin; thence along the line of Lot No. 83,
S. 26-30 E. 138 feet to an iron pin on the Northwest side of Mapleton
Drive; thence along the Northwest side of Mapleton Drive, S. 63-30 W.
100 feet to the beginning corner.

The grantees assume and agree to pay:

1. That mortgage given by Champ A. Smith, Jr., and Martha Ann Smith
to Fountain Inn Federal Savings and Loan Association of Fountain Inn,
S. C., dated December 18, 1961, in the original amount of \$12,000.00,
recorded in the RMC Office for Greenville County in Mortgage Book 877,
Page 172, on which there remains unpaid a principal balance of \$9,004.73.
2. That mortgage given by Champ A. Smith, Jr., and Martha Ann Smith
to Ouren, Inc., dated December 18, 1961, in the original amount of
\$3,451.19, recorded in the RMC Office in Mortgage Book 877, Page 190,
on which there remains unpaid a principal balance of \$3,451.19.

This is the same property conveyed to us by deed of Champ A. Smith
and Martha Ann Smith, dated September 1, 1966, recorded in the RMC
Office for Greenville County, S. C., in Deed Book 805, Page 353.

This conveyance is SUBJECT to all restrictions, set back lines, road-
ways, easements and rights of way, if any, affecting the above described
property.

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Grantees to pay 1969 taxes.