

NTC
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Vol 1015 No. 848

KNOW ALL MEN BY THESE PRESENTS, that CLARENCE LEE FERGUSON, JR.

in consideration of Three and No/100-----Dollars,
and assumption of mortgage described below
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 F. LAND, his heirs and assigns;

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Harrison Street, being known and designated as Lots Nos 26, 27 and part of Lot No. 18 as shown on plat entitled PROPERTY OF ETHEL Y. PERRY ESTATE and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "K" at Page 303, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Harrison Street at the joint front corner of Lots Nos. 20 and 26 and running thence S. 87-02 W. 128 feet to an iron pin; thence S. 89-03 W. 60 feet to an iron pin; thence N. 2-25 W. 60 feet to an iron pin; thence N. 89-03 E. 8.3 feet to an iron pin; thence N. 28-27 W. 38.5 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 28; thence with the common line of said Lots, N. 84-02 E. 160 feet to an iron pin on the southwestern side of Harrison Street; thence with the southwestern side of said Street, S. 22-38 E. 111 feet to the point of beginning.

As a part of the consideration herein the Grantee agrees to assume a mortgage in favor of Colonial Mortgage Service Co. of California, which mortgage is recorded in the RMC Office for Greenville County, and having a present balance of \$16,045.00.

This being the same property conveyed to the Grantor by deed recorded in the RMC Office for Greenville, S. C., in Deed Book 974, Page 32.

This conveyance is made subject to any restrictions, rights-of-ways, or easements that may appear of record on the recorded plat(s) or on the premises.

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 hand(s) and seal(s) this 13th day of March 1975

SIGNED, sealed and delivered in the presence of:

Clarence Lee Ferguson Jr. (SEAL)

(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 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 13th day of March 19 75

Ernest H. White (SEAL) *Peggy Margone*
Notary Public for South Carolina.

My Commission Expires 12/18/80

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)'s heirs or 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 13th day of March 19 75

Ernest H. White (SEAL) *Clarence M. Ferguson*
Notary Public for South Carolina.

RECORDED this 19 day of March 1975 at 10:02 A.M., No. 21825

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