

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

VOL 1039 PAGE 552

JUL 14 1 44 PM '76

KNOW ALL MEN BY THESE PRESENTS, that we, Robert L. Ferguson and Rosa W. Ferguson,

in consideration of One Thousand Seven Hundred & No/100 (\$1,700.00)----- Dollars,
plus assumption of mortgage indebtedness set out hereinbelow,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto Woodrow Heyward, his heirs and assigns forever:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northwestern side of Oakvale Drive and being known and designated as a major portion of Lot No. 33 of a subdivision known as Oakvale Terrace as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book "M", at Page 151, and having, according to a more recent survey entitled "Property of Robert L. and Rosa W. Ferguson", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Oakvale Drive, joint front corner of Lots Nos. 32 and 33, and running thence with the common line of said lots, N. 72-45 W. 150 feet to an iron pin; thence with the rear line of Lot No. 33, N. 18-30 E. 39 feet to an iron pin; thence in a new line the following courses and distances, to-wit: S. 73-44 E. 40.6 feet; thence N. 16-59 E. 9 feet; thence S. 73-44 E. 14.4 feet; thence N. 21-26 E. 50 feet to an iron pin on the common line of Lots Nos. 33 and 34; thence with the common line of said lots, S. 72-45 E. 91.6 feet to an iron pin on the northwestern side of Oakvale Drive; thence with said Drive, S. 18-30 W. 100 feet to an iron pin, the point of beginning. - 156 - WG 8 - 4 - 32.1

The above is the same property conveyed to the grantors herein by deed from C. Dan Joyner and Robert H. Garrett, dated October 2, 1967, and recorded in the RMC Office for Greenville County, S. C. in Deeds Book 830, at Page 418.

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 plats, or on the premises.

As a further part of the consideration for this conveyance, the grantee assumes and agrees to pay, according to the terms thereof, that certain mortgage originally in favor of United Mortgagee Servicing Corporation, dated October 2, 1967, in the original amount of \$7,250.00, which mortgage is recorded in the RMC Office for Greenville County in Mortgages Book 1073, Page 33, on which there is a present outstanding balance due of \$5,137.45.

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 14th day of July 1976.

SIGNED, sealed and delivered in the presence of:

Robert L. Ferguson
Rosa W. Ferguson

ROBERT L. FERGUSON

ROSA W. FERGUSON

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Greenville County
Stamps 2.20
Act No. 830 Sec. 1

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 14th day of July, 1976.

Robert P. Mitchell
Notary Public for South Carolina.

My commission expires 3/18/80

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) 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 14th day of July, 1976

Robert P. Mitchell
Notary Public for South Carolina.

My commission expires 3/18/80

Rosa W. Ferguson
ROSA W. FERGUSON

RECORDED this day of JUL 14 1976 at 1:44 P. M., No. 1256

550

4328 RV-23