

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Bruce Keith Baynard
314 Verner Drive
Greenville, S. C.

FILED
AUG 30 4 52 PM '76
DORRINE S. TANKERSLEY
R.M.C.

VOL 1042 PAGE 88

KNOW ALL MEN BY THESE PRESENTS, that John E. Dean, Jr. and Vicki S. Dean

in consideration of Five Thousand Eight Hundred Sixty-four and 32/100 (\$5,864.32) Dollars
and assumption of the mortgaged indebtedness hereinbelow set forth
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Bruce Keith Baynard and Donna S. Baynard, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being on
the northeasterly side of Verner Drive and being known and designated as Lot No. 93, Section 2,
Cedar Vale Subdivision as shown on a plat of said subdivision recorded in Plat Book 4F at Page
12 in the R.M.C. Office for Greenville County and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Verner Drive said iron pin being the joint
front corner of Lots 93 and 94 and running thence with the common line of said lots N. 19-14 E.,
164.3 feet to an iron pin, the joint rear corner of Lots 93 and 94; thence turning and running
N. 72-9 W., 115 feet to an iron pin, joint rear corner of Lots 92 and 93; thence turning and
running with the common line of said lots 92 and 93, S. 19-11 W., 169.4 feet to an iron pin,
joint front corner of said lots 92 and 93; thence turning and running with the northeasterly side
of Verner Drive S. 74-41 E., 115.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantors herein by deed of Lewis C. Tripp and Sarah
S. Tripp recorded December 27, 1973 in the R.M.C. Office for Greenville County in Deed Book
991 at Page 279.

308-437.1-1-92

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights
of way which are a matter of record and/or actually existing on the ground affecting the above
described property.

The grantees herein assume and agree to pay Greenville County property taxes for the year 1976
and all subsequent tax years.

As a part of the consideration of this deed the Grantees assume and agree to pay in full the
indebtedness due on the note and mortgage covering the above described property given to First
Federal Savings & Loan Association dated December 27, 1973 and recorded December 27, 1973 in the
R.M.C. Office for Greenville County in Book 1298 at Page 485 which has a balance of \$30,135.68.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; 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 assigns against the grantor(s) and the
grantor'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 27th day of

August 19 76

SIGNED, sealed and delivered in the presence of

James C. Blahely, Jr.
Frances K. Baquet

John E. Dean, Jr. (SEAL)
Vicki S. Dean (SEAL)

Greenville County
Stamps
Paid \$ 6.60
Act No. 359 Sec. 1



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(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 27th day of August 19 76

James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Frances K. Baquet

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 (wivest 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

27th day of August 19 76.

James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Vicki S. Dean

RECORDED this day of AUG 30 1976 at 4:52 P.M. No. 5912

437.1

4328 RV-2