

Grantee's Mailing Address: 222 Henrietta Street, Greenville, S.C.

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 1 11 29 AM '76
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Franklin H. Talley

in consideration of Four Thousand and No/100-----Dollars,
and assumption of mortgage set forth 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 Project 20, Inc., its successors and assigns forever:

ALL that piece, parcel or lot of land, together with buildings and
improvements, situate, lying and being in the State of South Carolina,
County of Greenville, Town of Mauldin, on the Northern side of Sunset
Drive, being shown and designated as Lot No. 18 on Map 2 Sunset Heights,
made by C. O. Riddle, dated September 17, 1953, and having the following
metes and bounds, to-wit: — 799 - M8.1 - 1 - 31

BEGINNING at an iron pin on the northern side of Sunset Drive, joint
front corner of Lots Nos. 17 and 18 and running thence with the joint line
of said lots, N. 27-25 W. 200 feet to an iron pin; thence N. 62-35 E. 100
feet to an iron pin at the corner of Lot No. 19; thence with the joint
line of Lots Nos. 18 and 19, S. 27-25 E. 200 feet to an iron pin on the
Northern side of Sunset Drive; thence with the Northern side of said Drive,
S. 62-35 W. 100 feet to the point and place of BEGINNING. This being the
same property conveyed to the Grantor by deed of Donald E. Baltz dated
April 27, 1973 and recorded April 30, 1973 in Deed Book 973 at Page 450 in
the RMC Office for Greenville County.

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

The Grantee herein expressly assumes and agrees to pay the balance
due on a certain note and mortgage executed by Franklin H. Talley on the
27th day of April, 1973, in the original sum of \$32,950.00, in favor of
First Federal Savings and Loan Association of Greenville, recorded in the
RMC Office for Greenville County in Mortgage Book 1273 at Page 896, on
which there is a balance due of \$31,903.95, as of this date.

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 against every person whomsoever law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 30th day of September 19 76

SIGNED, sealed and delivered in the presence of:

Franklin H. Talley (SEAL)
Franklin H. Talley

Patrick H. Grayson
Vickie D. Wilberson

Greenville County
4.40
Act No. 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 30th day of September 19 76

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11-15-79

Vickie D. Wilberson

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 re-
linquish, 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

day of 19

(SEAL)

Notary Public for South Carolina.
My Commission Expires

RECORDED this day of OCT 1 1976 at 11:29 A.M. No. 8957

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4328 (W.2)