

TITLE TO REAL ESTATE - John P. Mann.

FILED GREENVILLE CO. S.C.

Vol 1047 14 38

STATE OF SOUTH CAROLINA

GRANTEE'S ADDRESS: 1105 Charter Oak Drive
Taylors, S. C. 29687

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
F.M.C.

KNOW ALL MEN BY THESE PRESENTS, that GORDON RICHARD GALLAMORE AND BETTY M. GALLAMORE

in consideration of NINE THOUSAND, NINE HUNDRED, TWO AND 04/100 (\$9,902.04)-----Dollars
and assumption of mortgage hereinbelow described.
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto FRED E. PHIFER AND LYNETTE L. PHIFER, their heirs and assigns forever:

BOOK 1326 PAGE 431

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate,
lying and being in the County of Greenville, State of South Carolina, being known and
designated as Lot No. 123, Charter Oak Drive, Peppertree Subdivision, Section No. 2, as
shown on a plat recorded in the Office of the RMC for Greenville County in Plat Book
"4R" at Page 19, as revised by plat recorded in Plat Book "4X" at Page 3, and having,
according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the eastern side of the right-of-way of Charter Oak Drive,
a joint corner of Lots Nos. 123 and 124, thence along said right-of-way S. 11-32 E. 80
feet to a point; thence S. 78-28 W. 150 feet to a point; thence N. 11-32 W. 80 feet to
a point; thence N. 78-28 E. 150 feet to the point of beginning.

The above property is subject to the Declaration of Covenants, Conditions and Restrictions
recorded in the Office of the RMC for Greenville County in Deed Book 978 at Page 895, and
to any other restrictions, easements and rights-of-way of record, including a five foot
drainage and utility easement along side and rear lot lines.

This is the same property conveyed to the grantors herein by deed of John Crosland Company
recorded in the RMC Office for Greenville County in Deed Book 1009 at Page 410. Oct. 28, 1974.

As a part of the consideration for the within conveyance the grantees herein expressly agree
to assume and pay that certain mortgage given to Carolina National Mortgage Investment Co.,
Inc. in the original amount of \$32,700.00 recorded in the RMC Office for Greenville County
in Mortgage Book 1326 at Page 431 and having a current principal balance of \$32,097.96.

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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 29th day of November 19 76

SIGNED, sealed and delivered in the presence of

John P. Mann
Patricia S. Howden

Gordon Richard Gallamore (SEAL)
GORDON RICHARD GALLAMORE
Betty M. Gallamore (SEAL)
BETTY M. GALLAMORE

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 29th day of November 19 76

John P. Mann (SEAL)
Notary Public for South Carolina
My commission expires: 5-19-79

Patricia S. Howden

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
20.00

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 grantor(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 29th
day of November 1976

John P. Mann (SEAL)
Notary Public for South Carolina
My commission expires: 5-19-79

Betty M. Gallamore
BETTY M. GALLAMORE

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
11.00

RECORDED this NOV 30 1976 at 3:11 P. M. No. 14733

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