

381 W. Earle St.
Greenville, S.C.

FILED
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

DEC 17 3 26 PM '76

VOL 1048 PAGE 33

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

KNOWN ALL MEN BY THESE PRESENTS, that CHARLES L. BURKS, JR. and SHELLEY A. BURKS

in consideration of FOUR THOUSAND SIX HUNDRED FOURTEEN AND 22/100THS- (\$4,614.22) Dollars,
AND ASSUMPTION OF MORTGAGE AS SET OUT 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

JOSE A. RAYAS and EVANGELINA R. RAYAS, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Lot No. 1 of the property of Floride S. Miller according to a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the intersection of West Earle Street and Robinson Street and running thence with the western side of Robinson Street, S 6-50 W, 200 feet to an iron pin; running thence N 84-19 W, 43.95 feet to an iron pin at the corner of property now or formerly of J. L. Martin; running thence with the line of said property, N 6-33 E, 199.3 feet to an iron pin on the southern side of West Earle Street; and running thence with the southern side of West Earle Street, S 85-38 E, 45 feet to the beginning corner; being the same property conveyed to the Grantors by deed of David M. Cline and Julie B. Cline recorded in the R.M.C. Office for Greenville County in Deed Volume 1038 at Page 469 on June 23, 1976.

This conveyance is 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 plat(s) or on the premises.

As part of the consideration herein the Grantees assume and agree to pay the balance due on that certain Mortgage given to Fidelity Federal Savings and Loan Association, of Greenville, S. C. recorded in the R.M.C. Office for Greenville County in Mortgage Volume 1370 at Page 996. The balance due as of this date is \$ 35,385.78.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 16th day of December 1976
SIGNED, sealed and delivered in the presence of:

Charles L. Burks Jr. (SEAL)
Charles L. Burks Jr.
Shelley A. Burks (SEAL)
Shelley A. Burks
STATE OF SOUTH CAROLINA (SEAL)
SOUTH CAROLINA TAX COMMISSION 550 (SEAL)

STATE OF SOUTH CAROLINA } PROBATE DOCUMENTARY STAMP TAX 10.00
COUNTY OF GREENVILLE }

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of December 19 76.
Fred W. McDonald (SEAL)
Notary Public for South Carolina 11/4/80
My commission expires: _____
Judith M. Quinn
COUNTY DOCUMENTARY TAX 05.50

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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, 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 16th day of December 1976.
Shelley A. Burks (SEAL)
Shelley A. Burks
Notary Public for South Carolina.
My commission expires: 7/24/79

RECORDED this _____ day of DEC 17 1976 at 3:26 P. M., No. 16701

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