

GRANTEE'S MAILING ADDRESS: Route #8, Lamont Lane, Greenville, S. C. 29615
TITLE TO REAL ESTATE Prepared by SENEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That I, James R. Blanton,

in the State aforesaid,

in consideration of the sum of Thirty-Five Hundred and No/100 (\$3,500.00)----- DOLLARS,
and assumption of mortgage,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

CHARLES MONTGOMERY, HIS HEIRS AND ASSIGNS, FOREVER:

All that piece, parcel, or lot of land, with the buildings and improvements thereon, situate, lying, and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 4, on plat of Property of Robert H. Smart and Maria Van Weert Smart, and also shown on plat of Re-Subdivision of Lots 43 and 44 of Dixie Farms, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book "YYY", at Page 145, and having, according to said plat, the following metes and bounds, to wit: - 166 - 247 - 5 - 12.1

BEGINNING at an iron pin on the northwestern side of Lamont Lane, joint front corner of Lots Nos. 44 and 45, of Dixie Farms, as shown on plat recorded in the RMC Office for Greenville County in Plat Book "L", at Page 5, and running thence along the northwestern side of Lamont Lane, S. 60-47 W. 95 feet to an iron pin; thence in a new line of Lot No. 44 of Dixie Farms and along the joint line of Lots Nos. 3 and 4 of the re-subdivision, N. 26-35 W. 250 feet to an iron pin; thence N. 60-47 E. 95 feet to an iron pin at the joint rear corner of Lots Nos. 44 and 45 of Dixie Farms; thence along the common line of said lots, S. 26-35 E. 250 feet to an iron pin, the point of BEGINNING.

The within is the identical property heretofore conveyed to the grantor by deed of Robert H. Smart, Jr. and Maria Van Weert Smart, recorded 31 May 1972, RMC Office for Greenville County, S. C., in Deed Book 945, at Page 152.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage to Cameron-Brown Company, said mortgage being recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1101, at Page 623, upon which there is a present balance due in the amount of \$6,608.88. Grantor hereby transfers and assigns to grantee the insurance policy and escrow account in connection with this loan.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 19th day of April, 1977

James R. Blanton (Seal)

Signed, Sealed and Delivered in the Presence of

[Signature]

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 19th day of April, A. D., 1977

[Signature] (Seal)

Notary Public for South Carolina
October 23, 1972

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19th day of April, A. D., 1977

[Signature] (Seal)
Notary Public for South Carolina

Cancelled documentary stamp attached: S. C. \$
Recorded this 25th day of April, 1977 at 11:08 A/M

0.25

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