

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE, }

JUN 3 3 29 PM '77  
DONNA S. TANKERLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Alan Myers and Donna Myers

in consideration of Twenty-two Thousand Three Hundred Nine and 48/100----- Dollars, (\$22,309.48) and assumption of mortgage as 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 Edward Lane Groff and Maxine Groff, their heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the northeasterly side of Red Fox Trail, near the City of Greenville, being known and designated as Lot No. 12 on plat entitled "Final Plat Revised, Map No. 2, Foxcroft, Section II", as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4N, Pages 36 and 37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint front corner of Lots 11 and 12, said iron pin on the northeasterly side of Red Fox Trail, and running thence with the common line of said lots N. 79-05 E., 170 feet to an iron pin, joint rear corner of Lots 11 and 12; turning and running thence N. 16-22 W. 132 feet to an iron pin, joint rear corner of Lots 12 and 13; turning and running thence with the common line of Lots 12 and 13 S. 76-14 W. 159.1 feet to an iron pin, joint front corner of Lots 12 and 13; turning and running thence with the northeasterly side of Red Fox Trail S. 12-00 E. 61.7 feet to an iron pin; continuing thence with the northeasterly side of Red Fox Trail S. 11-04 E. 61.7 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantors herein by deed from Henry Levy and Joan S. Levy dated September 2, 1976, recorded September 13, 1976, in Deed Book 1042 at page 729.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

The Grantees' mailing address is: 19 West Red Fox Trail, Greenville, SC As a part of the consideration, the Grantees assume and agree to pay that certain mortgage to Fidelity Federal Savings & Loan Association, recorded in Mortgage Book 1285, at page 261, and having a principal balance of \$46,690.52.

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 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 lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 3rd day of June, 1977.

SIGNED, sealed and delivered in the presence of:

*Henry Philpott Jr.*  
*Sandra D. Laws*

*Alan Myers* (SEAL)  
*Donna Myers* (SEAL)  
STATE OF SOUTH CAROLINA (SEAL)  
SOUTH CAROLINA TAX COMMISSION (SEAL)  
DOCUMENTARY TAX STAMP JUN-3-77 45.00 PB. 11218

STATE OF SOUTH CAROLINA }  
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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3rd day of June 1977.

*Henry Philpott Jr.* (Notary Public for South Carolina)  
My commission expires 12-16-80

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ JUN-3-77 24.75  
PB. 15811

STATE OF SOUTH CAROLINA }  
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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of June 1977.

*Henry Philpott Jr.* (SEAL)  
Notary Public for South Carolina  
My commission expires 12-16-80

*Donna Myers*

RECORDED this 3rd day of June 1977, at 3:29 P/ M., No. 33463

540.9

7000

4328 RV-21