

207 Uneeda Drive, Greenville, S. C.

GREENVILLE CO. S. C.

John G. Cheros

TITLE OF REAL ESTATE (Greenland & Ferguson, Attorneys at Law, Greenville, S. C.)

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE COUNTY
SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, that Ward L. Monroe and Mary W. Monroe

in consideration of One Thousand Two Hundred Fifty and no/100----- Dollars,
and assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James M. Abernathy and Mary B. Abernathy, their heirs and assigns, forever:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 13 on plat of Sherman Park, Section 2, recorded in Plat Book 4-R at page 66 and having such courses and distances as will appear by reference to said plat.

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Being the same property conveyed by A. J. Prince Builders, Inc. by deed recorded in Deed Book 1021 at page 16 on July 10, 1975.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

As part of the consideration for the foregoing conveyance the grantees assume and agree to pay the outstanding balance due on a note and mortgage to South Carolina National Bank, recorded in Mortgage Book 1343 at page 534, having a present balance due of \$ 26,065.35.

TAX
FB 11215

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 7th day of August 19 77.

SIGNED, sealed and delivered in the presence of:

Wallace G. Swagerty
Wanda F. Swagerty

Ward L. Monroe (SEAL)
Mary W. Monroe (SEAL)
(SEAL)
(SEAL)

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

SWORN to before me this 7th day of August 19 77.

Wanda F. Swagerty (SEAL)
Notary Public for South Carolina, Texas
My commission expires: 03-22-78

Wallace G. Swagerty

STATE OF ~~SOUTH CAROLINA~~ TEXAS
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 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

7th day of August 19 77.
Wanda F. Swagerty (SEAL)
Notary Public for South Carolina, Texas
My commission expires: 03-22-78

RECORDED this 1st day of September 19 77, at 2:39 P.M., No. 7173

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