

(1tc)

GRANTEE'S MAILING ADDRESS: P. O. Box 6020, Station B, Greenville, S. C. 29606
TITLE TO REAL ESTATE Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

VOL 1074

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That I, Leo Lewis,

in the State aforesaid,

in consideration of the sum of Sixty-Five Hundred and No/100 (\$6,500.00)----- 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)

VAUGHN REALTY, INC., ITS SUCCESSORS AND ASSIGNS, FOREVER:

All that piece, parcel, or lot of land in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 32, on plat of Oxford Estates Subdivision, recorded in the RMC Office for Greenville County, S. C., in Plat Book "W", at Page 158, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Caroline Street, at joint front corner of Lots Nos. 31 and 32, and running thence with the northeast side of said Street, N. 36-05 W. 65 feet to an iron pin, joint front corner of Lots Nos. 32 and 33; thence with the joint line of said lots, S. 65-33 E. 150.7 feet to an iron pin; thence turning S. 65-33 E. 275.7 feet to an iron pin in line of Lot No. 31; thence with the line of said lot, S. 74-24 W. 286.8 feet to an iron pin at the point of BEGINNING.

The within is the identical property heretofore conveyed to the grantor by deed of Ben Rowland, recorded 3 May 1972, RMC Office for Greenville County, S. C., in Deed Book 942, at Page 401.

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 from the grantor to Collateral Investment Company, said mortgage being in the original amount of \$19,400.00, dated 3 May 1972, recorded 3 May 1972, RMC Office for Greenville County, S. C., in Mortgage Book 1231, at Page 499, upon which there is a present balance due of \$18,066.53.

Grantor hereby transfers and assigns to grantee the insurance policy and escrow account in connection with the above 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 20th day of February, 1978

Leo Lewis (Seal)

Signed, Sealed and Delivered in the Presence of

[Signature]
[Signature]

(Seal)
(Seal)
SEAL
TAX \$13.00
FEB 1978

GCIC
--- 1 FEB 21 78
622

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 20th day of February, A. D., 1978

[Signature] (Seal)
Notary Public for South Carolina

[Signature]

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 20th day of February, A. D., 1978

[Signature] (Seal)
Notary Public for South Carolina

Mrs. Ethel S. Lewis

Cancelled documentary stamps attached: S. C. \$
Recorded this FEB 21 1978 day of
At 10:37 A.M. 21580

2.0001

252

0032

4328 RV-2