

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
MAY 31 1978
10 28 AM

Vol 1080 p. 120

KNOW ALL MEN BY THESE PRESENTS, that M. L. Lanford, Jr.,

in consideration of Ten Thousand Six Hundred Three and 11/100----(\$10,603.11)----Dollars, and assumption of mortgage as noted below herein, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Joel F. Lanford and Rebecca C. McAbee, their heirs and assigns, forever:

All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being shown and designated as Lot 48 of Verdin Estates, dated September 21, 1972, prepared by C. O. Riddle, recorded in the R.M.C. Office for Greenville County in Plat Book 4 R at pages 34 and 35, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Baldwin Circle at the joint front corner of Lots 48 and 49; thence, N. 81-05 E., 162 feet to an iron pin; thence, N. 5-32 E., 33 feet to an iron pin; thence, N. 35-08 W., 93 feet to an iron pin; thence, S. 62-50 W., 147.6 feet to an iron pin on the eastern side of Baldwin Circle; thence with Baldwin Circle S. 17-59 E., 70 feet to an iron pin, the point of beginning.

-799-290.1-1-48

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.

As a part of the consideration herein the Grantees agree to assume and pay the balance due on that certain mortgage to Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1367 at page 742 and having a current balance of \$30,396.89.

For deed into grantor see deed from Juster Enterprises, Inc., executed April 9, 1975, and recorded in the R.M.C. Office for Greenville County April 10, 1975, in Deed Book 1018 at page 5.

Grantees' mailing address: 209 Baldwin Circle, Mauldin, SC 29662.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 31st day of May, 1978

SIGNED, sealed and delivered in the presence of:

R. Kinard Johnson, Jr.
Francis B. Patterson

M. L. Lanford, Jr. (SEAL)
M. L. Lanford, Jr.

STATE OF SOUTH CAROLINA (SEAL)
DOCUMENTARY STAMP (SEAL)
TAX 22.00 (SEAL)
PROBATE

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 31st day of May, 1978

R. Kinard Johnson, Jr. (SEAL) Francis B. Patterson

My commission expires 8-14-79

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) 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)' 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 31st day of May, 1978

R. Kinard Johnson, Jr. (SEAL)
Notary Public for South Carolina.

Mary M. Lanford
Mary M. Lanford

My commission expires 8-14-79

RECORDED this 31st day of MAY 31 1978 at 10:28 A.M.

GREENVILLE COUNTY CLERK
MAY 31 1978 12:10

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