

222 Pinefield Drive, Greenville, S. C. 29605

TITLE TO REAL ESTATE-Griffin & Howard, 111 Pettigru Street, Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S.C.  
137 FEB 17 1977

VOL 1099 PAGE 775

KNOW ALL MEN BY THESE PRESENTS, that Frank Mays, Jr. and Juanita J. Mays

in consideration of One Hundred (\$100.00) Dollars, and assumption of mortgage recited hereinbelow the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ruth B. Bauer, her heirs and assigns forever, the following described property, to wit:

All that certain piece, parcel or lot of land, in the County of Greenville, State of South Carolina, situate, lying and being on the Eastern side of Pinefield Drive, and being shown and designated as Lot No. 140 of a subdivision known as South Forest Estates, as shown on plat recorded in the RMC Office for Greenville County in Plat Book CG at Page 181, reference being craved to said plat for a more particular metes and bounds description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record, particularly those certain restrictions recorded in the RMC Office for Greenville County in Deed Book 547 at Page 66.

- 159-377-7-24 NOTE

This is the same property as that conveyed to the Grantors herein by deed from James H. Dacus and recorded on May 26, 1977 in Deed Book 1057 at page 339.

The Grantee herein assumes and agrees to pay the balance due on that certain mortgage given by Frank Mays, Jr. and Juanita J. Mays to Cameron Brown in the original principal sum of \$22,450.00 and recorded in the RMC Office for Greenville County in REM Book 1398 at Page 928 with a principal balance due of approximately \$22,100.00.

together with all and singular the rights, members, hereincements 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, and the grantee's heirs, successors and assigns forever. And, the grantors do hereby bind the grantee, and the grantee's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee, and the grantee's heirs, successors and assigns against the grantors and the grantors' heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 27th day of March 1977

SIGNED, sealed and delivered in the presence of

Virginia B. Tate

Frank Mays, Jr.

Virgil B. Tate

Juanita J. Mays

\_\_\_\_\_

\_\_\_\_\_

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

Personally appeared the undersigned witness and made oath that he saw the within named grantors sign, seal and as the grantors' act and deed deliver the within deed and that he saw their witness sign and seal the execution thereof.

SWORN to before me this 27th day of March 1977

Virginia B. Tate

Virgil B. Tate

Notary Public for South Carolina

My commission expires \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

RENUCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that the within named witness, the undersigned witness of the above named grantors, 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, and the grantee'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 27th day of March 1977

Juanita J. Mays

Virgil B. Tate

Notary Public for South Carolina

My commission expires \_\_\_\_\_

RECORDED this 3rd day of APR 3 1977

GC70  
APR 3 1977  
1557  
2000

1070  
R 770

4328 RW-2