

Grantee Address: 16 2nd Ave. - Fiden Greenville, S.C.

GRANTED FILED 20. S. C. JAN 10 4 03 PM '80 DONN R.M.C. HAMERSLEY

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, MARTHA SPIRES CRAWFORD

in consideration of One (\$1.00) Dollar and assumption of mortgage set forth below ~~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 CHARLES E. LAND, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the western side of Second Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 1 of Section 3 of a plat of Judson Mills, plat of which is recorded in the RMC Office for Greenville County in Plat Book K at page 42, said lot having such metes and bounds as shown thereon; and being the identical property conveyed to Louis Franklin Riddle, February 27, 1941 by deed of Anthony W. Lynch recorded in Book 228 at page 315.

This conveyance is made subject to all easements, restrictions, and rights-of-way of record affecting said property.

Grantor shall have the right to live in the home located on this property during her lifetime. This house is conveyed to Grantee in an "as is" condition.

This is that property conveyed to Kirby Spires by deed of Louis Franklin Riddle recorded September 16, 1971, in the RMC Office for Greenville County, South Carolina, in Deed Book 925 at page 221. Kirby Spires died testate February 4, 1973, leaving property to Grantor, Martha Evelyn A. Spires Crawford. (Apt. 1272 File 17-Probate Judge Greenville County.)

Grantee assumes that certain mortgage with Carolina National Mortgage Investment Company as recorded in Mortgage Book 1439 at page 391 and having a balance this date of \$ 9,757.48 .

235(14)-1K-5-1

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 10 day of January, 1980

SIGNED, sealed and delivered in the presence of:

*Martha Spires Crawford* (SEAL)  
MARTHA SPIRES CRAWFORD

*John P. Mitchell*  
*Margaret B. Ketchum*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

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

SWORN to before me this 10 day of January 19 80

*John P. Mitchell* (SEAL) *Margaret B. Ketchum*  
Notary Public for South Carolina

My commission expires 3-18-80

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

NO RENUNCIATION OF DOWER  
FEMALE GRANTOR

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  
day of 19

\_\_\_\_\_  
Notary Public for South Carolina. (SEAL)

My commission expires  
RECORDED JAN 10 1980  
RECORDED this day of 19

at 4:03 P. M., No. 21693

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