

STATE OF SOUTH CAROLINA

23 Pine Ridge Drive  
Greenville, S. C. 29605

COUNTY OF GREENVILLE

BOOK 1125 PAGE 878

KNOW ALL MEN BY THESE PRESENTS, that JAMES S. ROWLAND and  
BARBARA W. ROWLAND

in consideration of Seven thousand three hundred fifty and 53/100 (\$7,350.53) Dollars,  
and assumption of mortgage, as set out 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 JOHN FERGUSON and SANDRA FERGUSON, their heirs and assigns, forever:

ALL that certain piece, parcel, or lots of land, situate, lying and being on the eastern side of Pine Ridge Drive, Gantt Township, Greenville County, South Carolina, being shown and designated as Lots 21, 22 and part of Lot 23 on Plat 1, Section 2, on a Map of FRESH MEADOW FARMS, recorded in the RMC Office for Greenville County in Plat Book S, at Page 61, and having, according to a more recent survey by Freeland and Associates, dated September 13, 1978, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Pine Ridge Drive, joint front corner of Lots 20 and 21, and running thence with Pine Ridge Drive, N 25-32 W, 91.0 feet to an iron pin; thence continuing with said Drive, N 16-47 W, 87.0 feet to an iron pin; thence continuing with said Drive, N 16-47 W, 7.0 feet to an iron pin; thence with a new line through Lot 23, N 73-13 E, 250.0 feet to an iron pin; thence with the rear line of Lot 22, S 16-47 E, 7.0 feet to an old iron pin; thence S 16-47 E, 87.0 feet to an old iron pin; thence S 16-47 E, 24.0 feet to an iron pin; thence S 44-30 E, 4.0 feet to an iron pin, joint rear corner of Lots 20 and 21; thence with the common line of said Lots, S 58-30 W, 246.06 feet to an iron pin on the western side of Pine Ridge Drive, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property deeded to the Grantors herein by deed of Robert Mack Dempsey and Dorothy Ann Dempsey, recorded September 20, 1978, in Deed Book 1088, at Page 140.

The Grantees herein, by the acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of a mortgage given by the Grantors to Collateral Investment Company, recorded in the RMC Office for Greenville County in REM Book 1444, at Page 804, in the original amount of \$40,500.00, and also hereby assumes the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. The above mortgage has a present indebtedness of \$40,249.47.

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)' hand(s) and seal(s) this 15th day of May, 1980

SIGNED, sealed and delivered in the presence of:

James S. Rowland (SEAL)

*[Handwritten signatures]*

Barbara W. Rowland (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 15th day of May, 1980

Notary Public for South Carolina

My commission expires 9/29/81

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville

RENUNCIATION OF

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

15th day of May, 1980

Barbara W. Rowland

Notary Public for South Carolina

My commission expires 9/29/81

RECORDED this 15th day of May, 1980, at 4:21 P. M., No. 33251

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