

GRANTEE'S ADDRESS: 105 Ethelridge Drive
Greenville, S. C.

STATE OF SOUTH CAROLINA } S.C.
COUNTY OF GREENVILLE } 20

1126-712

KNOW ALL MEN BY THESE PRESENTS, that GARY A. KELLER AND JUANITA B. KELLER
SLEY

in consideration of Four Thousand and no/100 (\$4,000.00)----- Dollars,
and assumption of mortgage indebtedness as hereinbelow set forth
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto William James Pickard, Jr., his heirs and assigns, forever,

All that piece, parcel or lot of land in the County of Greenville, State of South
Carolina, situate, lying and being on the northern side of Ethelridge Avenue and
being known and designated as Lot No. 5 and the eastern portion of Lot No. 3 on
a plat of the Property of Ethel Y. Perry Estate, dated September, 1944, prepared
by W. J. Riddle, Surveyor, recorded in the R.M.C. Office for Greenville County in
Plat Book B, Page 33 and having, according to said plat, the following metes and
bounds, to-wit:

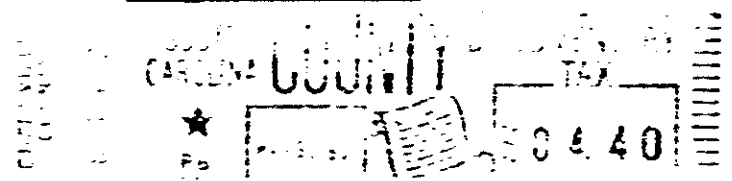
BEGINNING at an iron pin on the northern side of Ethelridge Avenue at the joint front
corner of Lot 5 and Lot 6 and running thence with Lot 6 N. 05-35 W., 162.5 feet to an
iron pin at the joint rear corner of Lots 2,3,6 and 25; thence with Lot 2 S. 84-28 W.,
55 feet to an iron pin; thence S. 05-35 E., 162.5 feet to an iron pin on Ethelridge
Avenue at the joint front corner of Lots 4 and 5; thence with Ethelridge Avenue N. 84-
28 E., 56 feet to the point of beginning.

This conveyance is subject to all easements, restrictions and rights of way, if any,
appearing of record affecting this property.

(12) 235-169-3-23

This is the same property conveyed to the grantors by deed of John Michael Lee Simpson
and Lisa Ann Ward, now known as Lisa Ann Simpson recorded in the R.M.C. Office for
Greenville County on July 31, 1978, in Deed Book 1084, Page 229.

As a part of the consideration for this conveyance the Grantee herein assumes and
agrees to pay that certain note and mortgage heretofore executed unto Collateral
Investment Company, dated July 27, 1978 and recorded July 31, 1978, in the
RMC Office for Greenville County, South Carolina, in Mortgage Book 439, at Page
766, and having a present principal balance of \$22,053.85.



together with all and singular the rights, members, appurtenances and appurtenances to said premises belonging or in any wise incident or ap-
pertaining, 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) does 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 27th day of May, 19 80.

SIGNED, sealed and delivered in the presence of

Gary A. Keller (SEAL)
Juanita B. Keller (SEAL)
AS to Juanita B. Keller
William James Pickard, Jr. (SEAL)
AS to Gary A. Keller
William James Pickard, Jr. (SEAL)
AS to Gary A. Keller

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 27th day of May, 19 80.

William James Pickard, Jr. (SEAL)
Notary Public for South Carolina

My commission expires 4/27/89

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

NOT NECESSARY - MALE GRANTOR UNMARRIED

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-
tate, 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

(SEAL)
Notary Public for South Carolina

My commission expires

RECORDED this day of 19 at M. No.

1126-712

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