

TITLE TO REAL ESTATE—Offices of Haysworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.

11-13-723

MAR 30 1981

KNOW ALL MEN BY THESE PRESENTS: **MRS. LENA H. BURTON**

in consideration of Five and 00/100ths (\$5.00)----- Dollars,

love and affection, and assumption of Mortgage as hereinbelow set forth, to the grantor(s) in hand paid at and before the sealing of these presents by the grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **PERRY E. BURTON**, his Heirs and Assigns forever, all my right, title and interest, being a one-half interest of, in, and to the following described property:

ALL those certain pieces, parcels or lots of land, with the buildings and improvements thereon, lying and being on the southerly side of Frankfort Court, in the town of Simpsonville, County of Greenville, State of South Carolina, being known and designated as Lot No. 11 and a portion of Lot No. 12, on plat of Section No. 1 of Powderhorn, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X, Page 95, and having, according to a more recent survey prepared for Perry E. Burton and Eugenia H. Burton, prepared by Clarkson Surveying, dated October 17, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 59, the following metes and bounds, to-wit:

(1979) 323-1-12

BEGINNING at an iron pin on the southerly side of Frankfort Court, said pin being the joint front corner of Lots 11 and 12 and running thence with the southerly side of Frankfort Court on a curve, the chord of which is N. 81-57 E., 34.0 feet to an iron pin on the southerly side of Frankfort; thence with the southerly side of Frankfort Court S. 31-30 E., 95 feet to an iron pin; thence S. 61-14 W., 150 feet to an iron pin; thence N. 35-50 W., 68.75 feet to an iron pin; thence N. 53-17 W., 33.2 feet to an iron pin, the joint rear corner of lots 11 and 12; thence with the common line of said lots, N. 57-34 E., 136.11 feet to an iron pin, the point of beginning.

This being the same property conveyed to Grantor herein by deed of the American Service Corporation of South Carolina, dated October 31, 1979, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1114, Page 709, on October 31, 1979.

This conveyance is made subject to all easements, rights of way, and restrictions appearing of record or on the premises as may be applicable to the above described property, as well as to applicable zoning laws and ordinances, if any. As part of the consideration for this conveyance, Grantee herein assumes and agrees to pay that certain Note and Mortgage executed unto Fidelity Federal Savings and Loan Association, principal amount of \$43,100 dated October 31, 1979, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1434, Page 639, together with all and singular the rights, tenements, 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 3rd day of March 1981.

SIGNED, sealed and delivered in the presence of:

Eugenia H. Burton
Charles H. Burton

Eugenia H. Burton SEAL

SEAL
SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3rd day of March 1981

Charles H. Burton SEAL
Notary Public for South Carolina
My commission expires: _____

NOT NECESSARY—WOMAN GRANTEE
RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

____ day of _____ 19____

Notary Public for South Carolina
My commission expires: _____

RECORDED **MAR 5 1981**

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