

FILED
 GREENVILLE S.C.
 TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.
 STATE OF SOUTH CAROLINA } 2 27 PM '81
 COUNTY OF GREENVILLE } SPERSLEY
 DEAN } M.C.

1143-515

KNOW ALL MEN BY THESE PRESENTS, that I, Dorothy J. Martin

in consideration of Seventeen thousand one hundred sixty-four & 37/100 (\$17,164.37) Dollars,
 and assumption of mortgage
 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
 and release unto MICHAEL S. MARTIN and PATRICIA T. MARTIN, their heirs and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, shown and designated as Lot No. 53 on plat of Drexel Terrace, said plat being recorded in the RMC Office for Greenville County in Plat Book QQ at page 177, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Cunningham Road, joint front corner of Lots 52 and 53 and running thence with the line of said lots N. 87-00 W. 160.0 feet to an iron pin, joint rear corner of said lots; thence with lot 51 S. 27-04 W. 20.2 feet to an iron pin; thence with the line of Lot 50, S. 7-37 W. 75.0 feet to an iron pin, joint rear corner of Lots 53 and 54; thence with the line of said Lots S. 81-30 E. 175.8 feet to an iron pin on the western side of Cunningham Road, joint front corner of said lots; thence with the western side of Cunningham Road N. 2-34 E. 110 feet to an iron pin, the point of beginning.

11(276) 53E-1-1-92

This is the same property conveyed to grantor by George S. Merritt & Janice M. Merritt by deed dated 11/11/77 recorded 11/14/77 in the RMC Office for Greenville County, S. C. in deed vol. 1068 page 325, and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat or on the premises.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage given by grantor to Fidelity Federal Savings and Loan Association in the original amount of \$34,000.00 dated July 12, 1978 recorded July 18, 1978 in mortgage vol. 1438 at page 437 of the RMC Office for Greenville County, S. C. in which there is a balance due of \$ 32,835.63.

Grantees' address: 23 Cunningham Road, Taylors, S. C. 29687

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 27 day of February, 19 81
 SIGNED, sealed and delivered in the presence of
 Dorothy J. Martin (SEAL)
 Dorothea O. Hill (SEAL)
 J. M. Wilkins (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
 COUNTY OF GREENVILLE }
 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) sit 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 27 day of February 19 81
 J. M. Wilkins (SEAL)
 Notary Public for South Carolina
 My commission expires 7-28-80

STATE OF SOUTH CAROLINA } GRANITOR WOMAN NO DOWER NECESSARY
 COUNTY OF GREENVILLE } RENUNCIATION OF DOWER
 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, threat or fear of any person whomsoever, renounce, release and forever relinquish unto the grantor(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-

4.0001

RECORDED MAR 6 1981 AT 2:37 P.M.

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