

3505 Selma Rd
Greenville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
MAY 11 4 16 PM '81
JOHN W. SHEPHERD

BOOK 1147 PAGE 816

KNOW ALL MEN BY THESE PRESENTS, that We, ARTHUR F. LEDFORD & HELEN T. LEDFORD,

in consideration of \$23,387.83 and assumption of mortgage set out below Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ERNEST C. TEAGUE & VIRGINIA GALLEMORE TEAGUE, Their Heirs and Assigns, Forever:

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot 70 and a portion of Lot 69 on a plat of Pinebrook Subdivision, which plat is of record in the RMC Office for Greenville County in Plat Book Z, page 148, reference to which is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Grantors herein by deed of Dennis D. Moore and Martha F. Moore on November 18, 1977, recorded in the RMC Office for Greenville County on November 22, 1977, in DeedBook 1068, page 887.

12-(271)-P15.11-6-2

This conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

As a part of the consideration herein the Grantees agree to assume and pay the balance due on that certain mortgage in favor of Cameron-Brown Company recorded in the RMC Office for Greenville County on May 16, 1973, in Mortgage Book 1277, page 693, and having a present balance due thereon of \$18,612.17. The Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain Promissory Note, securing said mortgage above referred to, and bearing the same date and amount as the mortgage.

GREENVILLE COUNTY DOCUMENTARY TAX
25.85
MAY 11 1981

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 11 day of May 19 81

SIGNED, sealed and delivered in the presence of:

Geraldine Helch
Juliet E. Nolan

Arthur F. Ledford (SEAL)
Helen T. Ledford (SEAL)

(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 11 day of May 1981

Juliet E. Nolan (SEAL)
Notary Public for South Carolina.

Geraldine Helch

My commission expires Aug. 23, 1987

STATE OF SOUTH CAROLINA }
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, 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 11 day of May 19 81

Juliet E. Nolan (SEAL)
Notary Public for South Carolina.

Helen T. Ledford

My commission expires Aug. 23, 1987

RECORDED MAY 11 1981 at 4:16 P. M., No. 31137

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