

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantee's address
Rt. 7 Uelma Drive
Greenville, SC 29609
BOOK 1152 PAGE 773

KNOW ALL MEN BY THESE PRESENTS, that K. Stephen Rice and Mary Elizabeth Rice

in consideration of Fifteen thousand Five Hundred Forty-one and 34/100 (\$15,541.04) 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 William R. Teska, his heirs and assigns, forever:

ALL that piece, parcel and lot of land in the State and County aforesaid,
being known and designated as Lots 80 and 81, Crestview Drive, as shown
on a plat of Avalon Estates dated June, 1948, by Dalton and Neves,
Engineers, and recorded in the RMC Office for Greenville County in Plat
Book S, Page 89, reference to said plat being craved for a more particular
description of the property conveyed herein.

NO residence or business building costing less than \$5,000.00 shall be
erected on said lot; no residence or building shall be erected on said
lot nearer than 25 feet to the front line; and no residence or business
building shall be built on any lot unless said lot has 50 feet, or more,
frontage; no business building shall be erected on any lot other than lots
fronting on former U. S. Route #25.

THIS conveyance is subject to any and all existing reservations, easements,
rights-of-way, zoning ordinances and restrictions or protective covenants
that may appear of record or on the premises.

THIS being the same property conveyed to the grantors herein by deed of
Kenneth Quay Rice and Sarah M. Rice dated September 1, 1977, and recorded
in the RMC Office for Greenville County at Deed Book 1064, Page 55 and
Deed Book 1064, Page 63.

13(311) 433-4-17, 18

AS PART of the consideration for the purchase of this property, Grantee
herein agrees to pay the balance and assume that certain mortgage given to
NCNB in the original amount of \$25,000.00 and recorded in the RMC Office
for Greenville County at REM Book 1524, Page 996. This Mortgage was re-
recorded at REM Book 1529, Page 275; assigned to Kennedy Mortgage Company
at REM Book 1535, Page 29; and assigned to FNMA at REM Book 1535, Page
30. The current balance of said Mortgage is \$24,958.66, and encumbers only
Lot 80.

together with all and singular the rights, members, hereditaments 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) 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 30 day of July 1981

SIGNED, sealed and delivered in the presence of:

P. Joyce McCarell
Mary Murphy Pulcine

K. Stephen Rice (SEAL)
Mary Elizabeth Rice (SEAL)

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$32.00
JUL 31 1981

STATE OF SOUTH CAROLINA }
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) 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 30 day of July 1981
Mary Murphy Pulcine (SEAL)
Notary Public for South Carolina

P. Joyce McCarell

My commission expires July 31, 1990

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 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
29 day of July 1981
Mary Murphy Pulcine (SEAL)
Notary Public for South Carolina

Mary Elizabeth Rice

My commission expires July 31, 1990

RECORDED this 31 day of July 1981 at 3:01 P

M. No. 2899
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
JUL 31 1981 \$17.60

507-1-1 JUL 31 1981 713 4.0007

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