BON (117 (1988)) TITLE TO REAL ESTATE-Griffin & Howard, 11 Pottigru Street, Greenville, S.C. 117 Penn Street, Greenville, S.C.C.
ATE OF SOUTH CAROLINA ()

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, Ruth B. Bauer and Virginia B. Tate

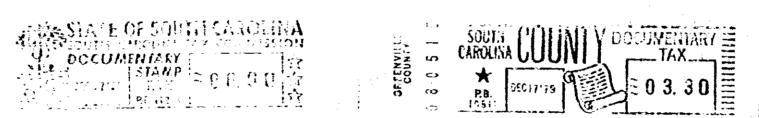
in consideration of Two thousand eight hundred twenty one and 09/100 (2,821.09)-Dollars and assumption of mortgage as recited herein below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Effie Lee Downs, her heirs and assigns forever

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Pinefield Drive and being known and designated as Lot No. 140 of a subdivision known as South Forest Estates, as shown on a plat recorded in the RMC Office for Greenville County in Plat Book GG at Page 181, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description. -15-159-377-7-24

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record, particularly those certain restrictions recorded in the RMC Office for Greenville County in Deed Book 547 at Page 66.

This being the same property conveyed to the grantors herein by deed of Willie B. Henderson, Jr. dated November 16, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1116 at Page 253.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage given by Frank Mays, Jr. and Juanita J. Mays to Cameron Brown Company in the original principal amount of \$22,450.00 and recorded in the RMC Office for Greenville County in REM Book 1398 at Page 928 with a principal balance due of approximately \$21,986.45.



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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to

Larle Howard _ Vinginia B. Jate	= (SEÁL) = (SEAL) = (SEAL = (ŠEAL
claim the same or any part thereof. WIINESS the grantor's(s') hand(s) and scal(s) this 14th day of December 19 79 SIGNASS sealed and delivered in the presence of:	-

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

(SEAL) Notary Public for South Carolina My commission expires:

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

RECORDED this

NO RENUNCIATION OF DOWER NECESSARY - WOMEN GRANTORS

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, 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		
		(SEAL)	

Notary Public for South Carolina. My commission expir

19769

at 4:06 P,M