

KNOW ALL MEN BY THESE PRESENTS, that I, Walter J. Werring

in consideration of Seven Thousand Seven Hundred Seventy-four & 80/100 ----- 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 Donald D. Webster and Eloise Jones Webster, all my one-half undivided interest
in and to:

All that parcel, piece, or lot of land with the buildings and improvements thereon situate, lying and being within the extended corporate limits of the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 26 of Block G, in the subdivision of North Gate Heights on plat recorded in the RMC Office for Greenville County in Plat Book "G" at page 135-136, and having, according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northeast side of West Avondale Drive which iron pin is on the west side of a 12 ft. alley, and running thence along the west side of said 12 ft. alley N. 15-20 E. 128 feet to joint rear corner of Lots Nos. 25 and 26; thence with the joint line of said Lots S. 78-55 W. 128.1 feet to an iron pin on the east side of Avondale Drive; thence along the said Avondale Drive in a curved line turning to the southeast, 133.2 feet to the beginning.

This is the same lot of land conveyed by the Peoples National Bank of Greenville as Trustee to B. B. Steedly for and during the term of his natural life and at his death unto Gladys W. Steedly for and during the term of her natural life, and at her death unto B. B. Steedly, Jr., dated July 28, 1947 recorded in the RMC Office for Greenville County in Deed vol. 317 page 51. B. B. Steedly died Feb. 26, 1967 and Gladys W. Steedly died August 30, 1959 and B. B. Steedly, Jr. (also known as B. B. Steedly, III) died intestate June 24, 1971 as will appear by record of his estate on file in the Probate Court for Greenville County, S. C., in Apartment 1195 page 20, leaving as his sole heirs and distributees at law his Aunt, Edith Steedly Barnes and his Uncle, Walter J. Werring.

As part of the consideration for this conveyance the grantees assume and agree to pay that certain mortgage held by the Fidelity Federal Savings and Loan Association in the original amount of \$6500.00 recorded Sept. 4, 1964 in mortgage vol. 971 page 63 on which there is a balance due of \$4,450.39.

This deed is made subject to recorded building restrictions applicable to Northgate Heights subdivision and to recorded rights of way.



Greenville County
\$880

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 19 day of January 19 72

SIGNED, sealed and delivered in the presence of:

Florence Wagner
Marquette E. Stebler

Walter J. Werring (SEAL)
Walter J. Werring (SEAL)
(SEAL)
(SEAL)

STATE OF ~~SOUTH CAROLINA~~ NEW YORK PROBATE
COUNTY OF KINGS

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 19 day of January 19 72

Eugene M. DeLuna (SEAL)
Notary Public for ~~South Carolina~~ New York

Marquette E. Stebler

My Commission Expires _____
Notary Public for ~~South Carolina~~ New York

STATE OF ~~SOUTH CAROLINA~~ NEW YORK RENUNCIATION OF DOWER
COUNTY OF Kings

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)' 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

19 day of January 19 72
Eugene M. DeLuna (SEAL)
Notary Public for ~~South Carolina~~ New York

Vera R. Werring

RECORDED this 21th day of JANUARY 19 72 at 12:22 P.M., No. 20021

91-151-615