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TITLE TO REAL ESTATE - Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

DONNIE S. TANKERSLEY
R.M.C.

Know All Men by These Presents:

State of South Carolina

COUNTY OF GREENVILLE

That Jim Vaughn Enterprises, Inc.

in the State aforesaid,
in consideration of the sum of Eight Thousand Six Hundred Fifty and No/100 (\$8,650.00)-----DOLLARS,
and assumption of mortgage with balance of Thirty-Two Thousand Eight Hundred and No/100 (\$32,800.00)
Dollars,-----

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknow-
edged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

CLAUS W. GRUNOW AND JO ANNE L. GRUNOW, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, at the
southeasterly intersection of Edwards Mill Road and East Woodburn Drive, being shown and designated as
Lot No. 51, on plat entitled "Final Plat, Seven Oaks", as recorded in the RMC Office for Greenville
County, S. C., in Plat Book "4 R", at Page 6, and having, according to said plat, the following metes and
bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Edwards Mill Road, said pin being the joint front
corner of Lots Nos. 51 and 52, and running thence with the southeasterly side of Edwards Mill Road, N. 9-
55 W. 55 feet to an iron pin; thence continuing with said Road, N. 8-02 W. 54.9 feet to an iron pin at the
intersection of Edwards Mill Road and East Woodburn Drive; thence N. 34-30 E. 36.8 feet to an iron pin on
the southerly side of East Woodburn Drive; thence with the southerly side of East Woodburn Drive, N. 77-
03 E. 71.5 feet to an iron pin; thence continuing with said Drive, N. 73-38 E. 79 feet to an iron pin, the
joint corner of Lots Nos. 51 and 73; thence with the common line of said lots, S. 8-26 E. 131.8 feet to an
iron pin, the joint rear corner of Lots Nos. 51 and 52; thence with the common line of said lots, S. 74-30 W.
175 feet to an iron pin, the point of BEGINNING. — 276-T21-1-51

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-
of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations.

DERIVATION: Deed Book 978, at Page 255.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage
from grantor to Fidelity Federal Savings and Loan Association, Greenville, S. C., said mortgage being in
the original amount of \$32,800.00, dated 2 July 1973, recorded 3 July 1973, RMC Office for Greenville
County, S. C., in Mortgage Book 1283, at Page 417, upon which there is a present balance due of
\$32,800.00.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging,
or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named,
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) ~~XXXXXXX~~ to warrant
and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs, or Successors
and Assigns against the grantor(s) and the grantor's(s) ~~XXXXXXX~~ 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 28th day of November, 1973

JIM VAUGHN ENTERPRISES, INC. (Seal)

Signed, Sealed and Delivered in the Presence of

BY: *Jim Vaughn* (Seal)
President

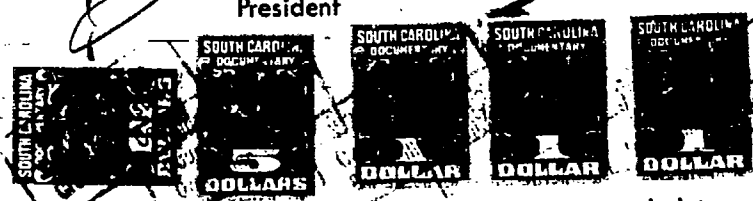
State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me the undersigned witness and made oath that
by its duly authorized officer
(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 28th
day of November, A. D., 1973

Barbara D. Payne (Seal)
Notary Public for South Carolina
October 20, 1979



State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR-CORPORATION"
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may con-
cern, that the undersigned wife (wives) of the above named grantor(s) 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
or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and
Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned
and released.

GIVEN under my hand and seal this _____
day of _____, A. D., 19____

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____

Recorded this _____ day of NOV 28 1973, at _____ M., No. _____

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