

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 11 4 35 PM '76
DORRIS S. TAMMERSLEY

Vol 1032 p 878

KNOW ALL MEN BY THESE PRESENTS, that we, Alan R. Erickson and Toni D. Erickson,

in consideration of Fifteen Thousand Two Hundred Ninety-Seven & 61/100 -----Dollars, (\$15,297.61) plus assumption of mortgage indebtedness set out hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James L. Grothaus and Beverly S. Grothaus, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Standing Springs Road, being known and designated as Lot No. 36 on plat of SOUTHWOOD ACRES as made by Webb Surveying and Mapping Company, November, 1965, recorded in the R.M.C. Office for Greenville County in Plats Book 000, at Pages 74 and 75, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Standing Springs Road at the joint front corner of Lots 13 and 36 and running thence S. 83-22 E. 174.2 feet to a point; thence N. 41-27 E. 266.2 feet to a point; thence N. 78-54 W. 306.5 feet to a point on Standing Springs Road; thence running along Standing Springs Road S. 11-30 W. 243.3 feet to the point of beginning.

As a further part of the consideration for this conveyance, the grantees assume and agree to pay, according to the terms thereof, that certain mortgage in favor of First Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County, S. C., in Mortgages Book 1282, at Page 120 on which there is a present outstanding balance due of Thirty Thousand Seven Hundred Two and 39/100 (\$30,702.39) Dollars.

This being the identical property conveyed to us by deed recorded in the R.M.C. Office for Greenville County, S. C., in Deeds Book 917, at Page 435.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises

Greenville County
17.05
Sec. 1

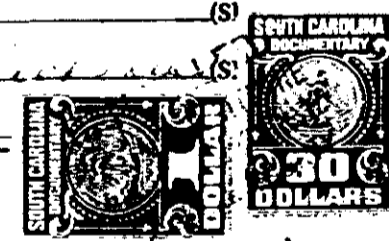
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. 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 9 day of March, 1976.

SIGNED, sealed and delivered in the presence of:

Jarrah S. Stalls
Jessie K. Nowak

Alan R. Erickson (SEAL)
ALAN R. ERICKSON
Toni D. Erickson (S)
TONI D. ERICKSON



INDIANA
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF La Porte

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw and WILLIAM JAMES above, witnessed the execution thereof.

SWORN to before me this 9 day of March, 1976.

Jessie K. Nowak (SEAL)
Notary Public for ~~SOUTH CAROLINA~~ Indiana

My commission expires 9-5-78

INDIANA
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF La Porte

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 9 day of March, 1975.

Jessie K. Nowak (SEAL)
Notary Public for ~~SOUTH CAROLINA~~ Indiana

My commission expires 9-5-78

Toni D. Erickson
TONI D. ERICKSON

RECORDED this _____ day of _____ MAR 11 1976, at 4:35 P. M., No. 2000

0.876

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