

GREENVILLE CO. S. C.
AUG 16 1 43 PM '76
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Grover B. Walters and Sara R. Walters

Greenville County
Stamps
Paid \$ 39.05
Act No. 330 Sec. 1

in consideration of **Thirty-five Thousand seventy-three and 42/100ths**

Dollars,

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 A. Martin and Jean B. Martin, their heirs and assigns forever,**

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Berryhill Road, near the City of Greenville and being shown as Lot No. 99 on a Plat of Section II of Lake Forest, recorded in Plat Book EE, page 71A, and, according to said plat, having the following metes and bounds:

- 271 - 277 - 2 - 101

BEGINNING at an iron pin on the southern side of Berryhill Road at the joint front corner of Lot Nos. 99 and 100, and running thence with the line of said lots, S. 26-34 W. 228 feet passing an iron pin to the center of Brushy Creek; thence meandering with the center of Brushy Creek as the line, the traverse of which is S. 75-19 E. 145.1 feet, to a point at the joint rear corner of Lot Nos. 98 and 99; thence with the common line of said lots passing an iron pin, N. 18-42 E. 211 feet to an iron pin on Berryhill Road; thence with the curve of Berryhill Road, the chord of which is N. 66-56 W. 115 feet to the point of beginning.

THIS conveyance is made subject to the restrictive covenants recorded in the RMC Office for Greenville County in Deed Book 497, Page 208.

DERIVATION: This is the same property conveyed by Paul E. Bruchon and Marie S. Bruchon to Grover B. Walters and Sara R. Walters as recorded in the RMC Office for Greenville County in Deed Book 693, Page 426.

AS part of the consideration given for said premises, the Grantees agree to assume the mortgage originally executed by Grantors to Fidelity Federal Savings and Loan Association of Greenville, South Carolina, in the original sum of \$22,500.00 as recorded in the RMC Office for Greenville County in Mortgage Book 883, Page 380. At the time of this conveyance, the present outstanding balance owed on said mortgage is \$13,926.58.



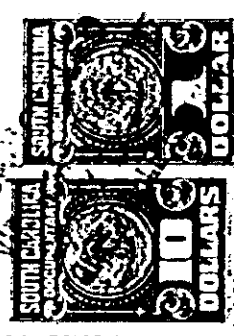
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. 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 13th day of August, 1976

SIGNED, sealed and delivered in the presence of:

Timothy H. Farr
Clyde N. Dainoff

Grover B. Walters
(Grover B. Walters)
Sara R. Walters
(Sara R. Walters)



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 13th day of August, 1976.

Clyde N. Dainoff (SEAL)
Notary Public for South Carolina.

Timothy H. Farr
(Timothy H. Farr)

My commission expires 1-28-86

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 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 13th day of August, 1976

Clyde N. Dainoff (SEAL)
Notary Public for South Carolina.

Sara R. Walters
(Sara R. Walters)

My commission expires 1-28-86

RECORDED this _____ day of AUG 16 1976 at 1:43 P. M., No. 4466

4328 RV-23