

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

REC 2 245 PM '77
DONNIE S. TANKERSLEY
R.M.C.

114 Davis Drive, Route 8
Greenville, S. C. 29611

VOL 1061 PAGE 713

KNOW ALL MEN BY THESE PRESENTS, that Ronald L. Shortridge and Judy A. Shortridge

in consideration of Fourteen thousand three hundred ninety-six and 81/100 - - - Dollars, (\$14,396.81), and assumption of mortgage, as set out 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 John W. Bagwell and Sherry D. Bagwell, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being at the southwestern intersection of Davis Drive and Turpin Drive, Greenville County, South Carolina, being shown and designated as Lot 3 on a Plat of TRAMMELL HEIGHTS, recorded in the RMC Office for Greenville County in Plat Book EE, at Page 28, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin at the southwestern corner of the intersection of Davis Drive and Turpin Drive and running thence with the southern side of Turpin Drive, N 48-56 W, 223 feet to an iron pin at the corner of Lots 3 and 4; thence with the line of Lot 4, S 34-09 W, 107.2 feet to an iron pin at the corner of Lots 2 and 3; thence with the line of Lot 2, S 51-54 E, 247.4 feet to an iron pin on the western side of Davis Drive; thence with the western side of Davis Drive, N 20-19 E, 101 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

As a part of the consideration herein, the Grantees assume and agree to pay that certain mortgage in favor of First Federal Savings and Loan Association in the original amount of \$21,500.00, recorded in the RMC Office for Greenville County in Mortgage Book 1241, at Page 516, and having a present balance due thereon of \$19,853.19.

Derivation: Holland Reeves, dated July 9, 1971, Deed Book 920 at page 52.

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 1st day of

August, 1977

SIGNED, sealed and delivered in the presence of:

W. Cash D. [Signature]
Ruth Deake

Ronald L. Shortridge (SEAL)
Ronald L. Shortridge (SEAL)
Judy A. Shortridge (SEAL)
Judy A. Shortridge (SEAL)

STATE OF SOUTH CAROLINA }
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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 1st day of August 1977.

W. Cash D. [Signature] (SEAL)
Notary Public for South Carolina.

Ruth Deake

My commission expires 9/29/81

STATE OF SOUTH CAROLINA }
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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 1st day of August 19 77
W. Cash D. [Signature] (SEAL)
Notary Public for South Carolina.

Judy A. Shortridge
Judy A. Shortridge

My commission expires 9/29/81

RECORDED this 2nd day of AUG 2, 1977 At 2:46 P.M.

RECORD

4328 RV-2