

Sundown Circle
Taylors, S. C.

OFFICE OF REAL ESTATE - Offices of William B. James, Attorney at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that I, Ronald D. Taylor

in consideration of Three Thousand Seven Hundred Fifty and no/100 (\$3,750.00)----- Dollars,
and the assumption of mortgaged indebtedness as hereinbelow set forth

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 L. Fanks and Margaret L. Banks, 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, being known and
designated as Lot No. 11, Sundown Circle, Peppertree Subdivision, Section No. 1, as
shown on a plat of Peppertree Subdivision, recorded in Plat Book 4N, at page 72, as
revised by a plat recorded in Plat Book 5A, at page 2, and having, according to said
revised plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the northern side of Sundown Circle, the joint front
corner of Lots Nos. 10 and 11; thence N. 5-19 W., 155.3 feet to an iron pin; thence
N. 15-55 E. 125.0 feet to an iron pin; thence S. 19-00 W. 140.0 feet to a point located
on the northern side of Sundown Circle, S. 77-15 W., 35.0 feet to a point; thence
continuing along said Circle, S. 43-01 W. 30.0 feet to a point; thence S. 81-00 W. 10.0
feet to the point of beginning.

-276-727.2-1-11

This property is conveyed subject to easements, conditions, covenants, restrictions and
rights of way which are a matter of record and actually existing on the ground effecting
the subject property.

This is the identical property conveyed to the Grantor herein by deed of Jimmie Kent Tapper,
dated February 15, 1977, recorded February 15, 1977, in the RMC Office for Greenville
County in Deed Book 1051, at page 64.

The Grantees herein assume and agree to pay that certain Note and Mortgage heretofore
executed unto Collateral Investment Company, in the original amount of \$30,500, recorded
in the RMC Office for Greenville County in Mortgage Book 1387, at page 477, and having
a present balance of \$30,310.17.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY TAX OCT 24 77 FB 11218	08.00	GREENVILLE COUNTY 6 0 0 0 0 0	SOUTH CAROLINA COUNTY DOCUMENTARY TAX OCT 24 77 P.B. 19311	04.40
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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, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 21st day of October, 1977

SIGNED, sealed and delivered in the presence of:

Judy S. Payne (SEAL) Ronald D. Taylor (SEAL)

William B. James (SEAL) _____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 deed and that (s)he, with other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 21st day of October, 1977

William B. James (SEAL) Judy S. Payne

Notary Public for South Carolina 9/26/87

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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 21st
day of October, 1977

William B. James (SEAL) Betty J. Taylor

Notary Public for South Carolina 9/26/87

RECORDED this _____ day of OCT 24 1977 19 _____ at 2:52 P. M., No. _____

T. J. C.

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