

GRANTOR Route 4 McCarrell Road Greenville, SC 29600  
 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

FILED  
 GREENVILLE CO. S.C.

Vol 1077 p. 23

KNOW ALL MEN BY THESE PRESENTS, that **KARL L. BAYNE AND LILA S. BAYNE**

APR 13 10 03 A.M.  
 FILED  
 GREENVILLE CO. S.C.

in consideration of Ten Thousand One Hundred Thirty and No/100 (\$10,130.00) Dollars, and the assumption of the mortgage herein below 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 **CARL M. GRIFFEN, JR. AND BRENDA GRIFFEN**, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate and lying in the County of Greenville, State of South Carolina, consisting of 1.63 acres, more or less, as shown on a plat entitled Survey for Earl L. Bayne prepared by W. R. Williams, Jr., dated September 23, 1977, which plat is recorded in the FMC Office for Greenville County, South Carolina, in Plat Book 6-K, at Page 24, and having the following metes and bounds, to-wit:

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BEGINNING at a point at the center of the intersection of McCarrell Road and an unnamed county road and running thence S. 87-49 E. 208.4 feet to a point in the center of said McCarrell Road; thence running S. 7-33 E. 25.0 feet to an iron pin on the southern side of said McCarrell Road; thence running S. 7-33 E. 93.9 feet to an iron pin at the corner of the property, now or formerly known as the Evington property; thence running S. 69-00 W. 478.4 feet to an iron pin; thence running N. 16-35 E. 88.0 feet to an iron pin in the center of said McCarrell Road; thence running N. 27-27 E. 100.0 feet to an iron pin in the center of said road; thence running N. 39-10 E. 100.0 feet to an iron pin in the center of said road; thence running N. 62-34 E. 100.0 feet to the point of beginning.

This property is conveyed subject to all restrictions, easements, and rights-of-way of record and as shown on recorded plat(s).

Derivation: Charles A. Hawkins, Deed Book 984, Page 169, recorded on September 17, 1973.

As a part of the stated consideration, the Grantees hereby assume and agree to pay the balance due on that certain mortgage of Earl L. Bayne and Lila S. Bayne to Poinsett Federal Savings & Loan Association (formerly Travelers Rest Federal Savings & Loan Association) dated November 8, 1977, in the original principal sum of \$32,500.00 and recorded in the FMC Office for Greenville County in Real Estate Mortgage Book 1415 at page 355, said mortgage having a present balance of \$32,500.00.

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510.4-1-2.10  
 510.4-1-2.1

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) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 7 day of April 1978

SIGNED, sealed and delivered to the presence of:

Earl L. Bayne (SEAL)  
Lila S. Bayne (SEAL)

Kenneth C. Porte

STATE OF SOUTH CAROLINA  
 DEPARTMENT OF REVENUE  
 DOCUMENTARY TAX COMMISSION  
 DOCUMENTARY TAX STAMP  
 APR 13 1978  
 \$ 21.00

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

SWORN to before me this 7 day of April 1978

Kenneth C. Porte (SEAL)  
 Notary Public for South Carolina

Earl L. Bayne

My Commission Expires 12/18/80

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
 \$ 11.55

STATE OF SOUTH CAROLINA } RENUNCIATIO  
 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 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

7 day of April 1978  
Kenneth C. Porte (SEAL)  
 Notary Public for South Carolina

Lila S. Bayne

My Commission Expires 12/18/80  
 RECORDED this day of APR 13 1978

10:03 A. M. No. 30227

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