Farrs Bridge Road (Berea Lawn & Garden Center) Greenville, S. C. THILL TO REAL ESTATE - Offices of William B. James, Augrney Tetrak, 114 Williams St., Greenville, S. C. 29601 vii 1077 (63:322 STATE OF SOUTH CAROLINA 418 2 19 PU 7 **COUNTY OF GREENVILLE** NOW ALL MEN BY THESE PRESENTS, that we, T. J. Stafford and Jean F. Stafford in consideration of Ten and no/100 (\$10.00) and assumption of mortgage 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 James R. Frazier, his heirs and assigns, forever, ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, lying and being at the southwestern corner of the intersection of Farrs Bridge Road and Harris Street near the City of Greenville, and known and designated as Lots Nos. 5 and 6 of a subdivision of property of G. W. Freeman prepared by C. C. Jones, May, 1961, and according to said plat, has the following metes and bounds, to wit: BEGINNING at an iron pin at the intersection of Harris Street and Farrs Bridge Road and running thence with the southern side of Farrs Bridge Road, N. 73-10 W., 190.4 feet to an iron pin; running thence S. 19-43 W., 115 feet to an iron pin at the rear corner of Lots Nos. 6 and 4; running thence with the line of Lot No. 4, S. 71-22 E., 159.5 feet to an iron pin on the western side of Harris Street; running thence with the western side of said street, N. 33-58 E., 125 feet to an iron pin, point of beginning. As a part of the consideration for this conveyance, the Grantee herein assumes and agrees to pay that certain note and mortgage heretofore executed unto Travelers Rest Federal Savings and Loan Association, in the original amount of \$31,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1350, at page 796, said mortgage having a present balance of \$28,368.83. 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 -304- E-11-1-11 the subject property. This is the identical property conveyed to the grantors by deed of W.B. and Margaret C. Stafford recorded 8-2-71 in Deed Book 921 at page 536. 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 sis') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor sis's heirs, successors, executors and administrators 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 13th day of April, sealed and delivered in the presence of: (SEAL) PROBATE STATE OF SOUTH CAROLINA Personally appeared the undersigned witness and made oath that (s)ne saw the witness F 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. OSWORN to before me this 13th day of April, Notary Public for South Carolina 6/13/79 My commission expires: RENUNCIATION OF DOWER ${\mathfrak C}$ state of south carolina ${\mathbb R}$ 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, 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 13th

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day of April

Notary Public for South Carolina.

My commission expires:

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