

135 S. Pine Rd

Greenville, S.C.

TITLE TO REAL ESTATE-Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

State of South Carolina,

County of Greenville

FILED
GREENVILLE CO. S.C.
MAY 16 1977

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KNOW ALL MEN BY THESE PRESENTS, That George W. Armfield, Jr., and Marcia G. Armfield

in the State aforesaid, in consideration of the sum of Twenty-Five Thousand Nine Hundred Fifty-Nine and 62/100 (\$25,959.62)-----Dollars, and assumption of the mortgage balance hereinbelow set forth to us in hand paid at and before the sealing of these presents by

Theophil D. Schmitt and Audrey M. Schmitt

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Theophil D. Schmitt and Audrey M. Schmitt, their heirs and assigns forever:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the western side of Pimlico Road in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot 459 on plat of Section D of Gower Estates, recorded in Plat Book RR, Page 193, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Pimlico Road at the corner of Lot 458 and running thence with the western side of said road N.32-22 E. 130 feet to an iron pin at the corner of Lot 460; thence with the line of said lot N. 56-07 W. 200.2 feet to an iron pin; thence S. 12-19 W. 87 feet to an iron pin; thence S. 28-37 W. 30 feet to the corner of Lot 458; thence with the line of said lot S. 49-38 E. 169.9 feet to the point of beginning.

This conveyance is made subject to all easements, rights of way, set back lines, roadways, and zoning ordinances, if any, of record.

The grantees herein agree to assume that mortgage given by the grantors herein to Fidelity Federal Savings & Loan Association, dated January 28, 1977, and recorded in the R.M.C. Office of Greenville County, South Carolina, in Mortgage Book 1388 at Page 39, said mortgage having a present principal balance of Forty-Seven Thousand Forty and 39/100(\$47,040.38).

This same piece of property was conveyed to the Grantors herein by deed from Barbara R. Dolbec dated January 28, 1977, and filed in the R.M.C. Office of Greenville County, South Carolina, in Deed Book 1050 at Page 201.

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