

Grantee's Address: 208 Jones Avenue, Greenville, S. C. 29605

TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE COUNTY  
23 4 50 PM

VOL 1000 PAGE 613

KNOW ALL MEN BY THESE PRESENTS, that we, Paul Clinton Fersen and Deborah Pabst Fersen

in consideration of Thirteen Thousand Five Hundred Thirty-Six and 71/100ths (\$13,536.71)----- Dollars,  
and assumption of balance due on mortgage as set forth below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

JACK H. TEDARDS, JR. AND ROSALIND T. TEDARDS, THEIR HEIRS AND ASSIGNS:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Jones Avenue, being known and designated as the northern portions of Lots Nos. 14 and 15 and part of the northern portion of Lot No. 16 of Crescent Terrace Subdivision recorded in Plat Book E at page 137 in the RMC Office for Greenville County, S. C. and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Jones Avenue which iron pin is 197.4 feet from the intersection of Jones Avenue and Crescent Avenue and running thence through Lots Nos. 14, 15 and 16, S. 88-14 W. 175.4 feet to an iron pin; thence N. 5-41 W. 71 feet to a point in the rear line of Lot No. 16; thence with the rear line of Lots Nos. 16, 15 and 14, N. 89-07 E. 182.8 feet to an iron pin on the western side of Jones Avenue; thence with the western side of Jones Avenue, S. 0-10 W. 64.8 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, rights of way or easements that may appear of record or on the recorded plat or on the premises.

As a part of the consideration for this deed, the grantees assume and agree to pay that certain mortgage loan to Fidelity Federal Savings and Loan Association given by the grantors on September 21, 1977, and evidenced by mortgage recorded in Mortgage Book 1410, Page 475. The balance due on this mortgage as of this date is \$32,463.29.

This is the same property conveyed to the grantors by deed of H. Zach Nabers, III dated September 21, 1977, and recorded in Deed Book 1065, Page 240.

-500-93-10-16.1

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(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 26th day of October, 1978.

SIGNED, sealed and delivered in the presence of:

Nancy J. Teachey (SEAL)  
A. Marvin Quattlebaum (SEAL)  
Paul Clinton Fersen (SEAL)  
Deborah Pabst Fersen (SEAL)

GCTO  
OC26 78  
1339  
2.00CI

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 26th day of October, 1978.

A. Marvin Quattlebaum (SEAL)  
Notary Public for South Carolina  
My commission expires: 7/24/80  
Nancy J. Teachey

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUC

STAMP TAX \$28.00

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 26th day of October, 1978

A. Marvin Quattlebaum (SEAL)  
Notary Public for South Carolina  
My commission expires: 7/24/80  
Deborah Pabst Fersen

RECORDED this OCT 26 1978 at 4:58 PM 13111

GREENVILLE COUNTY DOCUMENTARY TAX \$15.40

4328 RV-2