

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that I, M. L. Lanford, Jr.,

in consideration of Seventeen Thousand One Hundred and No/100---- (\$17,100.00)--- Dollars, and assumption of mortgage indebtedness as set out herein below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto L. Guerry Burnett and Sarah G. Burnett, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Hoppin John Lane, and being known and designated as Lot 140 of Pebble Creek subdivision Phase I, as shown on a plat thereof prepared by Enwright Associates, dated September 17, 1973, recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at page 3, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Hoppin John Lane, at the joint front corner of lots 140 and 141, S. 42-29 E., 194.90 feet to an iron pin at the joint rear corner of lots 140 and 141; thence, S. 34-40 W., 68 feet to an iron pin at the joint rear corner of lots 140 and 139; thence with the line of lot 139, N. 62-58 W., 199.62 feet to an iron pin at the joint front corner of lots 140 and 139 on the southeastern side of Hoppin John Lane; thence with the southeastern side of Hoppin John Lane, N. 32-43 E., 36.8 feet to a point; thence continuing with the southeastern side of Hoppin John Lane, N. 38-11 E., 71.6 feet to a point; thence continuing with the southeastern side of Hoppin John Lane, N. 38-11 E., 30 feet to the point of beginning.

-278-525.6-1-140

For deed into Grantor, see deed from Pebblepart, Ltd., a South Carolina Limited Partnership, recorded June 1, 1978, in Deed Book 1080 at page 215.

As a part of the consideration herein the Grantees agree to assume and pay the balance due on that certain mortgage to First Federal Savings and Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1445 at page 609 and having a current balance of \$60,400.00.

Grantees' mailing address: 21 Hoppin John Lane, Taylors, SC 29687.

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 15th day of December, 1978

SIGNED, sealed and delivered in the presence of:

M. L. Lanford, Jr. (SEAL)
M. L. Lanford, Jr.

L. Kinard Johnson, Jr.
Sandra D. Lanford

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DOCUMENTARY STAMP TAX \$ 35.00
FEB 11 1978

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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 15th day of December 1978

L. Kinard Johnson, Jr. (SEAL)
Notary Public for South Carolina.

My commission expires 8-14-79

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RENUNCIATION OF DOWER

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

15th day of December 1978

L. Kinard Johnson, Jr. (SEAL)
Notary Public for South Carolina.

My commission expires 8-14-79

RECORDED this DEC 15 1978 at 4:16 PM 18259

Mary M. Lanford
GREENVILLE COUNTY SOUTH CAROLINA DOCUMENTARY STAMP TAX \$ 19.25
DEC 15 1978

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