

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 10 9 50 AM '79

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DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that Ruth O. Zellner and Charles Zellner

315 S. Montford Ave  
Greenville, S.C.

in consideration of ELEVEN THOUSAND NINETY SIX AND 76/100 (\$11,096.76, plus assumption of mortgage as set forth 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 Suzanne O. Pearson and Thomas Pearson, their heirs and assigns forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the north side of Fairview Avenue, City and County of Greenville, South Carolina, being shown as the greater portion of Lot 25 on Plat of Addition to HIGHLAND TERRACE, recorded in the R.M.C. Office for Greenville County in Plat Book L, at Page 49, and having according to a survey made by C. C. Jones, Engineer, September 21, 1954, the following metes and bounds:

BEGINNING at an iron pin on the north side of Fairview Avenue at the corner of property now or formerly owned by Harry Macon Williams, and running thence along said Williams line, N. 28-46E, 175.8 feet to an iron pin; thence S. 66-04 E, 64.3 feet to an iron pin; thence S 26-30 W., 194-3 feet to an iron pin on the north side of Fairview Avenue; thence with the north side of Fairview Avenue, N. 50-29 W., 73 feet to an iron pin, the point of beginning.

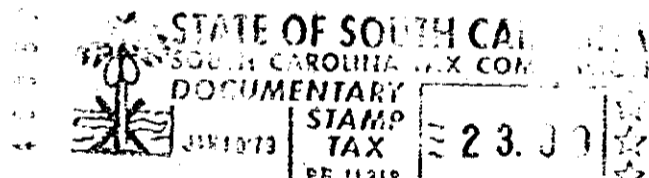
-519-179-2-14

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantors herein by Deed of Guy H. Williams recorded in the R.M.C. Office for Greenville County in Deed Book 1067, Page 931, November 4, 1977.

Grantees hereby assume and agree to pay the balance on that mortgage from the Grantors herein to Collateral Investment Company, recorded November 4, 1977, recorded in Greenville County REM Book 1414 at Page 898, in the original amount of \$39,200.00, said mortgage having a present unpaid principal balance of \$38,903.24.

Grantees to pay 1979 taxes.



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 2 day of January, 19 79

SIGNED, sealed and delivered in the presence of:

Delia H. Brozen  
William W. Jones

Ruth O. Zellner (SEAL)  
Charles Zellner (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

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 2 day of January 19 79

Donnie S. Tankersley (SEAL) Delia H. Brozen

Notary Public for South Carolina  
My commission expires 11/15/80

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER  
Charles Zellner is unmarried

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 2 day of January 19 79

\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.

My commission expires \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of JAN 10 1979 19 \_\_\_\_\_ at 9:50 A. M., No. 23111

179-2-14

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