

Grantees' Address: Rt. 1, Box 383, Marietta, S. C. 29661
TITLE TO REAL ESTATE—Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MAR 19 2 48 PM '79

VCL 1098 PAGE 725

KNOW ALL MEN BY THESE PRESENTS, that DONNIE S. TANKERSLEY, JR. R.A.C. COX, JR.

in consideration of Three Thousand Three Hundred Fifty Five and 05/100-----(\$3,355.05)-----Dollars, and assumption of mortgage as hereinafter set forth, 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

CHARLES M. ANDERSON AND CALLIE C. ANDERSON, their heirs and assigns,

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina in the Community of Cleveland, at the northwestern corner of the intersection of U. S. Highway 276 and S. C. Highway 11, and being known and designated as Lot 1 on plat of property of M. L. Jarrard, prepared by W. R. Williams, Jr., dated October 18, 1972, and recorded in the R.M.C. Office for Greenville County, in Plat Book 4-W at Page 43, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. Highway 11 at the joint corner of Lots 1 and 2 and running thence along the center line of said Highway, S. 38-35 W. 168 feet to a point in the center line of U. S. Highway 276; thence along the center line of said Highway 276, N. 55-35 W. 100.5 feet to a point; thence along the joint line of Lots 1 and 2, N. 24-42 E. 108.7 feet to an iron pin (said line running through the center line of the wall between the present store building and the post office); thence continuing along the joint line of Lots 1 and 2, N. 39-31 E. 72.9 feet to an iron pin; thence S. 47-07 E. 92 feet to a railroad spike in the line of S. C. Highway 11; thence S. 55-35 E. 33 feet to the point of beginning, the center of said S. C. Highway 11.

ALSO: A right-of-way and easement for ingress and egress over that portion of Lot 2 lying to the northeast of said Lot 1, and being specifically that strip of Lot 2 shown on said plat as fronting 65 feet on S. C. Highway 11 and running back in a northwesterly direction 92 feet along the rear line of Lot 1, designated on said plat as having a course of N. 47-07 W. 92 feet. Said right-of-way and easement extends back to the rear line of Lot 2 designated on said plat as having a course N. 55-35 W. However, said right-of-way and easement only extends into Lot No. 2 off S. C. Highway 11 for a depth of 92 feet. This is a non-exclusive easement and right-of-way.

— 355-524.2-1-2.1

AS PART of the consideration herein, the Grantees agree to assume that certain mortgage given to Poinsett Federal Savings and Loan Association by Charles Daniel Riddle, said mortgage being dated September 3, 1975 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1347 at Page 771. Present outstanding balance owed of \$11,644.95. together with all and singular the rights, members, hereditaments and appurtenances to said premises (including 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 16 day of March, 19 79

SIGNED, sealed and delivered in the presence of:

Charles M. Anderson
Callie C. Anderson

Charles M. Anderson (SEAL)

STATE OF SOUTH CAROLINA (SEAL)

DOCUMENTARY TAX (SEAL)

TAX 07.00

PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and hereby certify that she saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 16 day of March, 19 79

Paul S. Sims (SEAL)
Notary Public for South Carolina
My commission expires 7/1/81

Deane R. Sims

GREENVILLE COUNTY DOCUMENTARY TAX

TAX 03.85

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION (S)

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife, witness of the above named grantee(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, bond or fear of any person whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(s)'s heirs or successors, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within stated and included.

GIVEN under my hand and seal this 16 day of March, 19 79

Paul S. Sims (SEAL)
Notary Public for South Carolina
My commission expires 7/1/81

Mary R. Cox

RECORDED this 16 day of March, 19 79

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