

Grantee's Address: 53 Wintergreen Lane, Brookwood Forest, Section II, Greenville, S. C.

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

REC'D
DO. S. C.

BOOK 1123 PAGE 885

KNOW ALL MEN BY THESE PRESENTS, that W. BAYNE BROWN

in consideration of Nine Thousand Dollars and Assumption of Mortgage,

Dollars

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

JOHNNY R. TANNER AND JAN CAPELL, THEIR HEIRS AND ASSIGNS:

ALL that certain piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, being known and designated at Lot 53 of a subdivision known as Brookwood Forest, Section II, as shown on a plat of a portion of said subdivision prepared by Webb Surveying & Mapping Co., recorded in the R.M.C. Office for Greenville County in Plat Book BBB, at Page 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Wintergreen Lane, joint front corner of Lots 52 and 53 and running thence with the northwestern side of Wintergreen Lane N. 24-28 E. 100 feet to an iron pin; thence continuing with the northwestern side of Wintergreen Lane, N. 26-21 E. 50 feet to an iron pin at the joint front corner of Lots 53 and 54; thence with the joint line of said lots following the center of a 50 foot right of way for a water main, N. 56-51 W. 151.7 feet to an iron pin on the southeastern side of Rutherford Road; thence along the southeastern side of Rutherford Road, S. 25-23 W. 53 feet to an iron pin; thence continuing along the southeastern side of Rutherford Road S. 24-40 W. 100 feet to an iron pin at the joint corner of Lots 52 and 53; thence with the joint line of said lots S. 59-02 E. 157 feet to the beginning point.

12-576-729.1-1-60

Being the same property conveyed to the Grantor herein by deed of R. Wayne Joines, et al, dated July 5, 1979, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1108, at Page 131.

As a part of the consideration for this conveyance, Grantee assumes and agrees to pay that certain real estate mortgage given by W. Bayne Brown to Poinsett Federal Savings & Loan Association, dated September 13, 1979, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1480, at Page 514, having a present unpaid balance of \$32,355.10.

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.

assigns

WITNESS the grantor's(s) hand(s) and seal(s) this 9th day of April, 1980.

SIGNED, sealed and delivered in the presence of:

W. Bayne Brown (SEAL)

Virginia J. Nalley

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DOCUMENTARY
TAX

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 9th day of April, 1980.

Notary Public for South Carolina
My commission expires: 1/11/88

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of April, 1980

May Ann J. Brown

Notary Public for South Carolina
My commission expires

RECORDED IN 14 1980 day of at 4:38 P.M. 30358

GREENVILLE COUNTY TAX 09.90

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