

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... C. S. C.
MAY 1 11 27 AM '80

BOOK 1124 PAGE 942

KNOW ALL MEN BY THESE PRESENTS, ^{WITNESSES} ~~THAT~~ CARSON A. RAMSEY AND VIRGINIA B. RAMSEY

in consideration of Sixty Two Thousand Five Hundred Thirty-One and 49/100ths (\$62,531.49)—Dollars, and assumption of Mortgage as hereinbelow 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 RAINER P. ELLIS AND BRENDA L. ELLIS, their Heirs and Assigns forever:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 54 on a plat entitled Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book WW, at Pages 44 and 45, and having, according to said plat, the following metes and bounds, to-wit:

(11)-271-5415-1-29

BEGINNING at an iron pin on the eastern side of Donington Drive, joint front corner of Lots Nos. 54 and 55 and running thence with the joint line of said lots N. 77-35 E., 159.1 feet to an iron pin at the joint rear corner of Lots Nos. 54 and 55; thence with the rear line of Lot No. 54, N. 12-11 W., 94.1 feet to an iron pin; thence N. 74-43 E., 32.6 feet to an iron pin; running thence N. 14-51 W., 37 feet to an iron pin at the joint rear corner of Lots Nos. 53 and 54; running thence with the joint line of said lots, S. 75-15 W., 190.2 feet to an iron pin on the eastern side of Donington Drive, joint front corner of Lots Nos. 53 and 54; thence with the eastern side of Donington Drive, S. 12-30 E., 125 feet to the point of beginning.

This being the same property conveyed unto the Grantors herein by deed of Bryant I. Miller dated July 16, 1979, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1106, Page 783, on July 16, 1979.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

As a part of the consideration for this conveyance, the Grantors herein assume and agree to pay that certain Note and Mortgage heretofore executed unto First Federal Savings & Loan Association dated May 17, 1971, recorded May 20, 1971, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1191 at Page 417, and having a principal balance of \$30,468.51.

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 1 day of May, 1980.

SIGNED, sealed and delivered in the presence of:

Sherry M. Bird
Maye R. Johnson

Carson Ramsey (SEAL)
Virginia B. Ramsey (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 1st day of May, 1980.

Maye R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 5-9-89

Sherry M. Bird

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

1st day of May, 1980.

Maye R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 5-9-89

Virginia B. Ramsey

RECORDED MAY 1 1980 day of
at 11:27 A.M.

31967

GREENVILLE COUNTY DOCUMENTARY TAX
MAY 1 1980
69.30

4328 RV-2