

Route 5, Sunset Street, Greenville, S.C. 29609
TITLE TO REAL ESTATE-- Offices of William B. James, Attorney at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } GREENVILLE CO. S. C.

1138-776

DEC 11 11 51 AM '80

KNOW ALL MEN BY THESE PRESENTS, I, ROBERT L. Schmitt,
R.M.C.

in consideration of Eighteen Thousand Nine Hundred Seventy-Eight and 84/100 (\$18,978.84) Dollars,
and assumption of the mortgaged indebtedness hereinbelow set forth,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
release unto Sue Flanagan Franklin, her heirs and assigns forever,

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the Northeastern side of Sunset Street, in Greenville County, South Carolina, being known and designated as Lot No. 23 on a plat entitled "Revision of Grand View Hills", made by R. B. Bruce, dated March 26, 1969, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW at Page 52, and having, according to said plat, the following metes and bounds, to-wit:

-12-279-498.5-1-29

BEGINNING at an iron pin on the Northeastern side of Sunset Street, at the joint corner of Lots Nos. 22 and 23; and running thence along the Northeastern side of said Street N. 40-12 W. 125 feet to an iron pin; thence along the curve of the intersection of Sunset Street and Knoll Circle, the chord of which is N. 4-50 E. 35.7 feet to an iron pin on the Southeastern side of Knoll Circle; thence along the Southeastern side of Knoll Circle N. 49-51 E. 123 feet to an iron pin; thence S. 40-09 E. 150 feet to an iron pin; thence along the common line of Lots Nos. 22 and 23 S. 49-51 W. 149.9 feet to an iron pin on the Northeastern side of Sunset Street, the point of beginning.

This is the identical property conveyed to the Grantor herein by Edwin Ray Gunter, Jr., and Beverly H. Gunter by Deed dated August 24, 1978, recorded August 25, 1978, in Deed Book 1086 at Page 122.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

The Grantee herein assumes and agrees to pay that certain Note and Mortgage heretofore executed unto Cameron Brown Company in the original amount of \$31,900.00, dated September 30, 1975, recorded September 30, 1975, in Mortgage Book 1349 at Page 979, and having a \$30,521.16.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP \$30.00

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 10th day of December 19 80

SIGNED, sealed and delivered in the presence of:

Susan R. Huskey _____ Robert L. Schmitt (SEAL)

SCTO

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ P.B. DEC 11 '80 \$20.90

STATE OF SOUTH CAROLINA } PROBATE
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of December 19 80

William B. James (SEAL) _____ Susan R. Huskey
Notary Public for South Carolina
My commission expires: 3-28-89

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STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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, 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 10th day of December 19 80

William B. James (SEAL) _____ Luis E. Schmidt
Notary Public for South Carolina
My commission expires: 3-28-89

RECORDED this 11th day of December 1980 at 11:51 AM, No. 17557

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