

30 S. W. 11th St.
 GREENVILLE, S.C.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

1145-445

APR 1 1981
 12:10 P.M.

KNOW ALL MEN BY THESE PRESENTS, that Mark E. Fox and Sandra Gail Fox

in consideration of Three Thousand Sixteen and 26/100 (\$3,016.26) Dollars, and assumption of the mortgage indebtedness recited hereinbelow, receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release David M. Baldwin and Joanne K. Baldwin, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, known and designated as Lot No. 138 shown on a plat of the subdivision of BROOKFIELD EAST, SEC. I. recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-C, at Page 21, reference to said plat being craved for a metes and bounds description thereof.

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

This is the same property conveyed to the Grantors herein by deed of Westminster Company, Inc. (same as Westminster Co., Inc.), dated June 20, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1127, at Page 899, on June 23, 1980.

11075) 5704-1-76

The Grantees herein assume and agree to pay the balance due on that certain mortgage given by Mark E. Fox and Sandra Gail Fox to South Carolina National Bank, in the original principal sum of \$61,500.00, dated June 20, 1980, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1505, at Page 859, the principal balance due on this mortgage being \$61,333.74.

GREENVILLE COUNTY
 S.C.
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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 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 assigns against the grantor(s) and the grantor(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 1st day of April, 1981.
 SIGNED, sealed and delivered in the presence of

Mark E. Fox (SEAL)
 MARK E. FOX
Sandra Gail Fox (SEAL)
 SAUNDRA GAIL FOX (SEAL)

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of April, 1981.
Linda B. Osborne (SEAL)
 Linda B. Osborne
 Notary Public for South Carolina
 My commission expires 3/30/90

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 (widow) 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 grantor(s) and the grantor(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 April, 1981.
Sandra Gail Fox (SEAL)
 SAUNDRA GAIL FOX

Notary Public for South Carolina
 My commission expires 3/30/90
 RECORDED APR 1 1981 12:10 P.M. No. 27-150

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