

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C.

1148-496

PU '81

GRANTEE'S ADDRESS:

WESLEY

KNOW ALL MEN BY THESE PRESENTS, that JAMES R. BINDER AND MADOLYN H. BINDER

in consideration of Sixty Thousand Nine Hundred Sixty-One and 80/100ths-----Dollars, (\$60,961.80) plus assumption of mortgage as set forth below: the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

EVANS D. JULIAN AND OTTA GERALDINE JULIAN, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that lot of land, in the Town of Fountain Inn, County of Greenville, State of South Carolina as shown on a plat for Madolyn H. Binder, recorded in Plat Book DDD, Page 37 in the RMC Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of S.C. Highway 14, known as Main Street (formerly U.S. Highway 276) at the corner of property of Susie L. Gault, which iron pin is situated 491 feet Northwest of the corner of Weston Street Extension, and running thence along said Highway. N. 63-09 W., 190 feet to an iron pin; thence N. 38-30 E., 190 feet to an iron pin; thence S. 63-09 E., 190 feet to an iron pin at the corner of the property of Susie L. Gault; thence along said property, S. 38-30 W., 190 feet to the point of beginning.

THIS is the same property to Madolyn H. Binder by deed of Susie L. Gault as recorded in the RMC Office for Greenville County in Deed Book 711, Page 32 on November 15, 1962, and by deed of one-half interest to James R. Binder by deed of Madolyn H. Binder as recorded in the RMC Office for Greenville County in Deed Book 1097 at Page 210 on February 21, 1979.

18 (699) 352-5-4.3

THIS conveyance is made subject to any restrictions, right-of-way or easements that may appear of record on the recorded plat(s) or on the premises.

AS a part of the consideration hereof, the Grantees agree to assume and pay according to its terms, that certain note and mortgage given to NCNB Mortgage Corporation, on which there is a balance due of \$6,038.20; said mortgage being recorded in Mortgage Book 924 at Page 175 in the RMC Office for Greenville County, S.C.

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 18 day of May, 19 81

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

James R. Binder (SEAL)
James R. Binder
Madolyn H. Binder (SEAL)
Madolyn H. Binder (SEAL)

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PROBATE

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 18th day of May 19 81

[Signature] (SEAL)
Notary Public for South Carolina

[Signature]

My commission expires 2-28-83

STATE OF SOUTH CAROLINA }
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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 dies 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 18 day of May 19 81

[Signature] (SEAL)
Notary Public for South Carolina

Madolyn H. Binder
Madolyn H. Binder

My commission expires 2-28-83

RECORDED this _____ day of _____ 19 _____ at _____ M., No _____

0496

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