

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } FILED
GREENVILLE, S. C.

1149-559

KNOW ALL MEN BY THESE PRESENTS, that James Caswell Howells and Cynthia Betty Howells

SONS OF J. W. BERSLEY
R. M. C.

in consideration of Thirty Thousand Six Hundred Eighty-Four and 41/100 (\$30,684.41) Dollars,
and the assumption of that certain mortgage hereinafter 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, by these presents do grant, bargain, sell and release unto

Michael E. Ramsey and Marilyn S. Ramsey, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate lying and being on the Eastern side of Aster Drive, in the Town of Simpsonville, Greenville County, South Carolina, being known and designated as Lot No. 47, on Plat of Poinsettia, Section I, made by Piedmont Engineers and Architects, dated June 23, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BBB, at Page 103, reference to which is hereby craved for the metes and bounds description.

The within property is conveyed subject to all easements, rights-of-way, restrictive covenants, and zoning ordinances recorded, or found on the premises.

The within property is the identical property conveyed to the Grantors herein by deed of Frank P. McGowan, Jr., as Master in Equity, dated December 8, 1978, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1093, at Page 431.

18(899) 313-1-85

As a part of the consideration for the within conveyance, the Grantors assume and agree to pay that mortgage indebtedness over the within property given by Wayne L. Andrews to Cameron Brown Company, dated January 1, 1974, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1294, at Page 461, and on which there is a present balance due of \$30,315.59.

DOCUMENTARY
STAMP

GREENVILLE COUNTY
DOCUMENTARY TAX
34.10
JUN-81
FB 1981

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 9th day of June 19 81

SIGNED, sealed and delivered in the presence of:

Dianna Massey
Alan R. Cochran

James Caswell Howells (SEAL)
Cynthia Betty Howells (SEAL)

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

SWORN to before me this 9th day of June 19 81

Alan R. Cochran (SEAL)

Dianna Massey

Notary Public for South Carolina.
My commission expires 10/26/87

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 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)' 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

9th day of June 19 81.

Alan R. Cochran (SEAL)

Cynthia Betty Howells

Notary Public for South Carolina.
My commission expires 10/26/87

RECORDED JUN 9 1981 of 19 at 12:19 P.M. No. 31121

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