

106 Baldwin Circle, Mauldin, SC 29662

Title To Real Estate Prepared by Timothy H. Farr, Attorney, at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OCT 7 3 57 AM '81

BOOK 1156 PAGE 367

DONNA M. HENDERSLEY

KNOW ALL MEN BY THESE PRESENTS, that Dudley E. Sage and Carolyn R. Sage

in consideration of Thirty Thousand, Four Hundred, Eighty-six and 45/100ths Dollars, (\$30,486.45) Plus assumption of mortgage as noted 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 James R. Henderson, Jr. & Donna M. Henderson, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the town of Mauldin, being known and designated as lot 99, Baldwin Circle, on Plat Number 1 of Verdin Estates, said plat being prepared by C. O. Riddle, Surveyor, dated September 21, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, Pages 34 and 35, and according to said plat, having the following metes and bounds, to-wit:

15(799) 290.1-1-99

BEGINNING at an iron pin on the eastern side of Baldwin Circle at the joint front corner of Lots 98 and 99; thence with the joint line of said lots, S 88-27 E, 140 feet to an iron pin; thence S 1-33 W, 86 feet to an iron pin; thence N 88-27 W, 140 feet to an iron pin on the eastern side of Baldwin Circle; thence with Baldwin Circle, N 1-33 E, 86 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Grantor herein by deed of Robert Edward Juster and Carroll B. Long as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1109, Page 516, on December 16, 1980.

AS part of the consideration herefor, Grantee agrees to assume and pay that certain note and mortgage given to Collateral Investment Company as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1477, Page 204, on July 16, 1979, which mortgage has been rerecorded in Mortgage Book 1481, Page 138. Said mortgage having remaining an approximate principal balance of \$36,513.55.

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 25<sup>th</sup> day of September 1981.

SIGNED, sealed and delivered in the presence of:

Myra Beckwell  
Deborah Stanley  
3355

Dudley E. Sage (SEAL)  
(Dudley E. Sage) (SEAL)  
Carolyn R. Sage (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
61.00

Personally appeared the undersigned witness and in due order that (s)he saw the within granted 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 25<sup>th</sup> day of Sept. September 1981.

Myra Beckwell (SEAL)  
Notary Public for South Carolina  
My commission expires: 27, 1983

Deborah Stanley

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, 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 25<sup>th</sup> day of September 1981.

Myra Beckwell (SEAL)  
Notary Public for South Carolina  
My commission expires: 27, 1983

Carolyn R. Sage  
(Carolyn R. Sage)  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
33.55  
OCT-7-81

RECORDED this 7 day of OCT 7 1981 at 9:57 A.M.

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