

404 Holly Road
Taylors, S. C. 29687

GREENVILLE S.C.

FILED

1983 AUG 1

TITLE TO REAL ESTATE—Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

AUG 1 4 41 PM '83 GREENVILLE S.C.
DONNIE S. WENSLEY R.M.C. AUG 1 4 41 PM '83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. WENSLEY R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, PAUL V. FITZGERALD and RUTH C. FITZGERALD

in consideration of Thirty-Nine Thousand Five Hundred Thirty-Nine and 26/100 (\$39,539.26) Dollars, and assumption of the mortgage hereinafter set out below 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, and by these presents do grant, bargain, sell and release unto JAMES E. GERSON AND SUE H. GERSON, Their Heirs and Assigns, Forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Holly Road and being known and designated as Lot No. 2 on plat of Edwards Forest Heights recorded in the RMC Office for Greenville County in Plat Book 000, Page 87, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Holly Road, joint front corner of Lots 1 and 2 and running thence N. 38-07 W. 175 feet to an iron pin; thence N. 51-53 E. 110 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with the common line of said lots S. 38-07 E. 175 feet to an iron pin on the northern side of Holly Road; thence with the northern side of Holly Road S. 51-53 W. 110 feet to an iron pin at the point of beginning.

This is the same property conveyed to Grantors herein by deed of Clinton A. Mohler and Paula W. Mohler, dated November 28, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1092 at page 699 on November 29, 1978.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

As a part of the consideration for this conveyance, the Grantees herein assume and agree to pay that certain Note and Mortgage heretofore executed unto Collateral Investment Company, dated January 10, 1974, recorded January 10, 1974, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1299 at Page 403, and having a principal balance of \$38,460.74.

12(276) T29.5-1-2

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 1st day of August, 1983.

SIGNED, sealed and delivered in the presence of:

Lucy E. Edwards
Mary K. Johnson

Paul V. Fitzgerald (SEAL)
Ruth C. Fitzgerald (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
DOCUMENTARY
TAX \$ 80.00

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 August, 19 83.

Mary K. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 5/9/89

Lucy E. Edwards

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 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 August, 19 83.

Mary K. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 5/9/89

Ruth C. Fitzgerald

RECORDED this 1st day of Aug. 19 83
at 4:41 P.M. 3734

GREENVILLE COUNTY DOCUMENTARY TAX
★ AUG-1983
PB 15511 44.00

400 3 51581A01

0530

74325 RV.2