

(NTC)

GRANTEE'S MAILING ADDRESS: P. O. Box 938, Mauldin, S. C. 29662

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

VCL 1227 PAGE 428

State of South Carolina, GREENVILLE CO. S.C. Know All Men by These Presents:

COUNTY OF GREENVILLE

That I, Clyde Stephen Martin, Nov 29 11 20 AM '84

in consideration of the sum of Twenty One Thousand Two and 64/100 (\$21,002.64) in the State aforesaid, and assumption of mortgage balance, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) JO ANN SHERWOOD, HER HEIRS AND ASSIGNS, FOREVER:

All that lot of land in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 1, on plat of J. C. Mangum Subdivision, recorded in the RMC Office for Greenville County, S. C., in Plat Book "GGG", at Page 467, said lot being located at the intersection of Mangum Drive and Rocky Slope Road.

The within is the identical property heretofore conveyed to the grantor by deed of Gregory Lee Fair and Eleanor J. Fair, recorded 25 June 1979, RMC Office for Greenville County, S. C., in Deed Book 1105, at Page 443.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

-15-500-262-1-23

As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage to Colonial Mortgage Company, upon which there is a present balance due in the amount of \$38,497.36.

The grantee herein, by the acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of a mortgage given by the grantor to Colonial Mortgage Company, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1471, at Page 262, and also hereby assumes the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 29th day of November, 19 84

Signed, Sealed and Delivered in the Presence of

Signature of witness: Barbara B. Payne

Clyde Stephen Martin (Seal)
Clyde Stephen Martin (Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 29th day of November, A. D., 19 84

(Seal)

Notary Public for South Carolina
MY COMMISSION EXPIRES 10/5/89

Signature of witness: Barbara B. Payne

State of South Carolina

COUNTY OF GREENVILLE

(NOT REQUIRED)
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____, A. D., 19 _____

(Seal)

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____ : U. S. \$ _____

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

(CONTINUED ON NEXT PAGE)

Vertical stamp: 270

Vertical stamp: 270