

TITLE TO REAL ESTATE prepared by McDonald, Cox & Elrod, Attorneys at Law

STATE OF SOUTH CAROLINA } S. TAX COMMISSION'S Mailing Address: P. O. Box 5207
COUNTY OF GREENVILLE } R.M.C. Greenville, S. C. 29606

KNOWN ALL MEN BY THESE PRESENTS, that Alan L. Baxter and Barbara M. Baxter

in consideration of Fifteen Thousand Two Hundred Twenty-three and 84/100----- Dollars, (\$15,223.84) and assumption of mortgage set out 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

Donald F. Waggoner and Zelma L. Waggoner, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being on the northwestern side of Pinehurst Drive in the Town of Mauldin, County of Greenville, State of South Carolina, and designated as Lot No. 9 on a plat of Section 1, Pine Valley Estates prepared by Dalton & Neves, Eng. dated February, 1960, and recorded in Plat Book MM, at page 138 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Pinehurst Drive at the joint front corner of Lots 8 and 9 and running thence with the joint line of said lots N. 28-0 W. 160 feet to an iron pin; thence S. 62-0 W. 86.1 feet to an iron pin; thence with the joint line of Lots 9 and 10, S. 26-36 E. 160 feet to an iron pin on the northwestern side of Pinehurst Drive; thence with the northwestern side of Pinehurst Drive N. 62-0 E. 90 feet to the beginning corner.

-15- -799- M6.2 - 1-122

This is the same property conveyed to the Grantors herein by deed of John W. Barwick recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1031, at page 612 on February 13, 1976.

This conveyance is made subject to such easements, restrictions, or rights of way as may appear of record or on the premises.

As a part of the consideration for this conveyance the Grantees assume and agree to pay the balance due on that certain mortgage given by the Grantors to Fidelity Federal Savings and Loan Association in the amount of \$35,000.00 recorded in Mortgage Book 1360, at page 167, on February 13, 1976, said mortgage having a present principal balance of \$27,276.16.

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 10 day of May 19 79

SIGNED, sealed and delivered in the presence of:

James E. McDonald
Barbara M. Baxter

Alan Baxter (SEAL)
Barbara M. Baxter (SEAL)

SC 10

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 31.00

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of May 19 79

James E. McDonald (SEAL)
Notary Public for South Carolina
My commission expires: 11-4-80

James E. McDonald

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 10 day of May 19 79.
Barbara M. Baxter (SEAL)

Barbara M. Baxter

Notary Public for South Carolina
My commission expires: 11-4-80

RECORDED this 11 day of MAY 11 1979
at 12:00 P.M.

GREENVILLE COUNTY DOCUMENTARY TAX
\$ 17.05
32998

0.304

4328 RV-2