

TITLE TO REAL ESTATE - Griffin & Howard, 111 Penn Street, Greenville, S.C.  
117 Penn Street, Greenville, S.C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1117 (89)

KNOW ALL MEN BY THESE PRESENTS, that We, Ruth B. Bauer and Virginia B. Tate

in consideration of Two thousand eight hundred twenty one and 09/100 (2,821.09) - Dollars,  
and assumption of mortgage as recited herein 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 Effie Lee Downs, her heirs and assigns forever

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All that certain piece, parcel or lot of land in the County of Greenville,  
State of South Carolina, situate, lying and being on the eastern side of  
Pinefield Drive and being known and designated as Lot No. 140 of a sub-  
division known as South Forest Estates, as shown on a plat recorded in the  
RMC Office for Greenville County in Plat Book GG at Page 181, and having  
such metes and bounds as shown thereon, reference to said plat being made  
for a more complete description. - 15-159-377-7-24

This conveyance is subject to all restrictions, setback lines, roadways,  
zoning ordinances, easements and rights of way appearing on the property  
and/or of record, particularly those certain restrictions recorded in the  
RMC Office for Greenville County in Deed Book 547 at Page 66.

This being the same property conveyed to the grantors herein by deed of  
Willie B. Henderson, Jr. dated November 16, 1979 and recorded in the RMC  
Office for Greenville County in Deed Book 1116 at Page 253.

The grantee herein assumes and agrees to pay the balance due on that certain  
mortgage given by Frank Mays, Jr. and Juanita J. Mays to Cameron Brown  
Company in the original principal amount of \$22,450.00 and recorded in the  
RMC Office for Greenville County in REM Book 1398 at Page 928 with a  
principal balance due of approximately \$21,986.45.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
\$ 00.00

GREENVILLE COUNTY  
080511  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ DEC 17 '79  
P.B. 1951  
03.30

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 grantees, 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 administra-  
tors 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 14th day of December 19 79

SIGNED, sealed and delivered in the presence of:

Griffin & Howard  
Charles E. Howard

Ruth B. Bauer (SEAL)

Virginia B. Tate (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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(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 14th day of December 19 79

Charles E. Howard (SEAL)  
Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

Griffin & Howard

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

NO RENUNCIATION OF DOWER NECESSARY - WOMEN GRANTORS

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 whom-  
soever, 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  
day of 19 \_\_\_\_\_

\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.  
My commission expires: \_\_\_\_\_

19769

RECORDED this DEC 17 1979 day of \_\_\_\_\_ 19 \_\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

at 4:06 P.M.

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