

BOOK 697 PAGE 308

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAY 4 4 52 PM 1962

OLL: Know All Men by These Presents:

That I, Otto H. Kanny,

in consideration of the sum of Twelve Hundred and no/100 (\$1200.00) in the State aforesaid, DOLLARS, and assumption of Note and Mortgage hereinafter referred to. 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 Francis H. Coakley and Rosemond G. Coakley, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 45 as shown on a Plat of the subdivision of Extension of Brookforest, recorded in the RMC Office for Greenville County in Plat Book QQ, Page 17, said lot having a frontage of 75 feet on the eastern side of Fairmont Avenue, a parallel depth of 140 feet and a rear width of 75 feet.

This is the same property conveyed to the Grantor herein by Donald E. Baltz by Deed dated October 2, 1959, and recorded in the R. M. C. Office for Greenville County in Deed Book 635 at Page 479, and is conveyed subject to building restrictions recorded in Volume 604, Page 506 of the R. M. C. Office for Greenville County.

As a part of the consideration hereof, the Grantees agreed to assume that certain Note and Mortgage heretofore given by the Grantor to C. Douglas Wilson & Co. and assigned to the Philadelphia Saving Fund Society dated October 2, 1959, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 804 at Page 563 of which there is a present balance of \$16,240.16.



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 theirs Heirs 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 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 and seal this 4th day of May in the year of our Lord One Thousand Nine Hundred and Sixty Two.

Signed, Sealed and Delivered in the Presence of

Ernest J. Howard
Dorothy A. Laney

Otto H. Kanny (Seal)
(S Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina, Greenville County

Personally appeared before me Dorothy A. Laney

and made oath that s he saw the within named grantor(s) Otto H. Kanny sign, seal and as his act and deed deliver the within written deed, and that s he, with Ernest J. Howard witnessed the execution thereof.

Sworn to before me this 4th day of May, A. D. 19 62

Ernest J. Howard (Seal)
Notary Public for South Carolina

Dorothy A. Laney

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Ernest J. Howard, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elizabeth C. Kanny, wife of the within named Otto H. Kanny did this day appear before me, and 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 their

relinquish unto Francis H. Coakley and Rosemond G. Coakley, /Heirs and Assigns, all her interest and estate, and also all 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 4th day of May, A. D. 19 62

Ernest J. Howard (Seal)
Notary Public for South Carolina

Elizabeth C. Kanny

Recorded this 4th day of May 19 62 at 4:52 P. M., No. #27302

378-3-46