

MAR 15

BOOK 815 PAGE 434

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHEN

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



KNOW ALL MEN BY THESE PRESENTS, that we, John C. Cothran and Ellis L. Darby, Jr.

in consideration of Eleven Thousand Five Hundred Fifty and no/100 (\$11,550.00) Dollars, and assumption of the mortgage set forth 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 James Kelly Dixon and Nancie Englund Dixon, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southwesterly side of Bartram Grove, near the City of Greenville, S. C., being known and designated as Lot No. 110 on plat entitled "Final Plat of Chanticleer, Section II, as recorded in the RMC Office for Greenville County, S. C. in Plat Book JJJ, at page 71, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Bartram Grove, said pin being the joint front corner of Lots 110 and 111, and running thence with the common line of said Lots S 38-33 W 171.9 feet to an iron pin, joint rear corner of Lots 110 and 111; thence N 51-55 W 120.5 feet to an iron pin, joint rear corner of Lots 109 and 110; thence with the common line of said Lots N 38-33 E 172.9 feet to an iron pin on the southwesterly side of Bartram Grove; thence with the southwesterly side of Bartram Grove S 51-27 E 120 feet to an iron pin, the point of beginning.

For deed into grantors see Deed Book 810, page 616.

This property is subject to easements and restrictions shown on said plat and to restrictive covenants recorded in the RMC Office for Greenville County, S. C. in Deed Book 784, page 329.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$30,700.00 on that certain mortgage given by John C. Cothran and Ellis L. Darby, Jr. to Fidelity Federal Savings and Loan Association, in the face amount of \$31,700.00, dated December 19, 1966, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1046, page 520.

GRANTEES TO PAY 1967 TAXES.



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 15th day of March 19 67.

SIGNED, sealed and delivered in the presence of:

Eunice D. Shelton
May R. Johnson Jr.

John C. Cothran (SEAL)
Ellis L. Darby, Jr. (SEAL)

(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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of March 19 67.

May R. Johnson Jr. (SEAL)
Notary Public for South Carolina.

Eunice D. Shelton

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

15th day of March 19 67

May R. Johnson Jr. (SEAL)
Notary Public for South Carolina.

Jeanette W. Cothran
Lillian C. Darby

RECORDED this 15th day of March 19 67, at 4:24 P. M., No. 22107

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