

APR 30 12 24 PM 1968

BOOK 843 PAGE 181

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

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 Ten Thousand Three Hundred Fifty and No/100 (\$10,350.00) Dollars,
and assumption of mortgage hereinafter 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

Joseph A. Esposito, their heirs and assigns forever:
and Elizabeth Esposito

All that certain piece, parcel or lot of land, with the buildings, and improvements thereon, lying and being on the northerly side of West Seven Oaks Drive, near the City of Greenville, S. C., being known and designated as Lot No. 44 on plat entitled, "Final Plat, Section I, Chanticleer", as recorded in the RMC Office for Greenville County, S. C., in Plat Book YY, at page 97 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of West Seven Oaks Drive, said pin being the joint front corner of Lots 44 and 45 and running thence with the common line of said Lots N 6-49 E 216.1 feet to an iron pin, joint rear corner of Lots 44 and 45; thence S 75-48 E 120 feet to an iron pin, joint rear corner of Lots 43 and 44; thence with the common line of said Lots S 6-32 W 200.4 feet to an iron pin on the northerly side of West Seven Oaks Drive; thence with the northerly side of West Seven Oaks Drive N 83-19 W 120 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$32,150.00 on that certain mortgage given by the grantors herein to Fidelity Federal Savings and Loan Association, in the face amount of \$32,150.00, dated October 6, 1967, and recorded in the RMC Office in Mortgage Book 1071, page 476.

GRANTEE TO PAY 1968 TAXES.

County Stamp Paid \$11.55
See Act 1966 Section 1



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 30th day of April 1968.

SIGNED, sealed and delivered in the presence of:

Carel J. Bippie
May R. Johnson

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 30th day of April 1968.

May R. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires January 1, 1970.

Carel J. Bippie

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
30th day of April 1968
May R. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires January 1, 1970.
RECORDED this 30th day of April 1968 at 12:24 P. M., No. 28205

Jedette W. Cothran
Lillian C. Darby

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