

State of South Carolina GREENVILLE CO. S. C. TITLE TO REAL ESTATE

GREENVILLE COUNTY APR 15 2 34 PM '70 Know All Men by These Presents:

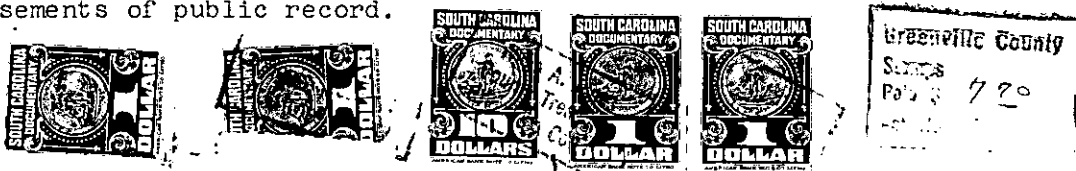
That Wendell Ray Rogers and Mabel Kathleen Rogers hereafter referred to as Grantor, in consideration of the sum of Seven Thousand Dollars, plus assumption of the mortgage of DOLLARS, paid to Grantor by George T. Bauer described hereinbelow hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns,

ALL that piece, parcel or lot of land situate, lying and being in the State and County aforesaid, on the northwesterly side of Leyswood Drive and known and designated as Lot 143 of a subdivision known as Wade Hampton Gardens, Section 3, recorded in the Office of the R.M.C. for Greenville County in Plat Book YY, at Page 179, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwesterly side of Leyswood Drive, corner of Lot 144 and running thence with the curves of Leyswood Drive, the chords of which are N. 57-19 E. 50 feet and N. 42-44 E. 80 feet, to an iron pin at the corner of Lot 142; running thence with the line of that lot N. 52-55 W. 152.4 feet to an iron pin in the line of Lot 128; thence S. 50-05 W. 73.6 feet to an iron pin, joint rear corner of this lot and Lot 144; thence S. 32-02 E. 153.8 feet to an iron pin, the point of beginning.

As part of the consideration for the within conveyance, the Grantee assumes and agrees to pay that certain mortgage given by Grantors to First Federal Savings & Loan Association, dated December 24, 1965, in the original principal amount of \$24,000.00, which is recorded in the Office of the R.M.C. for Greenville County in Real Estate Mortgage Book 1017, at Page 561, on which there is a present balance of \$22,373.26.

The foregoing conveyance is subject to all restrictions, rights-of-way, and easements of public record.



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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 31st day of March, 1970.

Signed, Sealed and Delivered in the Presence of

Margaret Williams
Lynda B. Huffines

1) Wendell Ray Rogers (Seal)
wendell ray Rogers
2) Mabel Kathleen Rogers (Seal)
Mabel Kathleen Rogers (Seal)

Grantor

STATE OF SOUTH CAROLINA, Greenville
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 31st day of March, 1970

Notary Public for South Carolina
My Commission Expires March 22, 1971

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mabel Kathleen Rogers, wife of the within named Grantor 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 relinquish unto Grantor and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this 31st day of March, 1970

Notary Public for South Carolina
My Commission Expires March 22, 1971

Mabel Kathleen Rogers (Seal)
Mabel Kathleen Rogers

Recorded this 15th day of April, 1970, at 2:34 P. M., No. #22477