

Oct 16 3:41 PM '70

VOL 900 PAGE 492

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

OLLIE FANN SWORTH
R. M. C.

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, PAUL T. PRICE,

in consideration of Twelve Thousand, Eight Hundred Fifty and 21/100ths (\$12,850.21) Dollars, and assumption of mortgage as set out below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

WILLIAM J. COGGIN AND ANN W. COGGIN, their heirs and assigns forever:

PARCEL NO. 1: All that piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, known and designated as Lot No. 68 on Lanneau Drive Highlands, according to a plat thereof made by Dalton and Neves, Engineers, August, 1937, and recorded in the RMC Office for Greenville County in Plat Book D at pages 288-289, and a lot designated as the rear portion of Lot No. 68, Lanneau Drive Highlands as shown on a plat by R. E. Dalton, having, according to the above mentioned plat, the following metes and bounds, to-wit: Beginning at a point on the northern side of East Lanneau Drive, Joint southern corner of Lots Nos. 68 and 69, and running thence with East Lanneau Drive S. 81-33 W. 70 feet to a point, joint southern corner of Lots Nos. 67 and 68; thence running along the dividing line of said lots N. 1-36 W. 173.6 feet to a point; thence N. 29-10 W. 61.8 feet to an iron pin; thence N. 68-37 E. 36 feet; thence S. 27-33 E. 58.1 feet; thence along the dividing line of Lots Nos. 68 and 69 S. 13-45 E. 184 feet to the point of beginning.

PARCEL NO. 2: All that piece, parcel or lot of land lying and being on the north side of East Lanneau Drive, in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 67, and a triangular lot lying in the rear of Lot No. 67 as shown on a plat of Lanneau Drive Highlands made by Dalton and Neves, Engineers, August, 1937, and recorded in the R.M.C. Office for Greenville County in Plat Book D, at page 305, and having according to said Plat, the following metes and bounds, to-wit: Beginning at an iron pin on the north side of East Lanneau Drive, joint front corner of Lots Nos. 67 and 68, and running thence along the line of Lot No. 68 N. 1-36 W. 173.6 feet to an iron pin at the joint rear corner of Lots Nos. 67 and 68; thence N. 29-10 W. crossing a small branch 61.8 feet to an iron pin; thence S. 7-37 W. 75 feet to an iron pin at the northwest corner of Lot No. 67; thence S. 10-11 W. again across the small branch and continuing 166.8 feet to an iron pin on the north side of East Lanneau Drive; thence along the north side of East Lanneau Drive N. 81-33 E. 74 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by deed recorded in Deed Book 821 at page 43. The Grantees herein assume and agree to pay that certain mortgage to Fidelity Federal Savings & Loan Association recorded in Mortgage Book 1059 at page 241 having an assumption balance of \$25,399.79.

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 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(s) and seal(s) this 16th day of October 1970.

SIGNED, sealed and delivered in the presence of:

Paul T. Price (SEAL)

William H. Fleckner
J. Bruce Seel



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 16th day of October 1970

William H. Fleckner (SEAL)
Notary Public for South Carolina
My commission expires 8/12/70

J. Bruce Seel

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

14-30

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 16 day of October 1970.
J. Bruce Seel (SEAL)

Graham H. Price

Notary Public for South Carolina
My commission expires 8/12/80

RECORDED this 16th day of October 1970 at 3:41 P. M., No. #9194

519 - 203-3-51452