

FILED JUL 18 8 55 AM '72 ELIZABETH RIDDLE R.M.C.

VOL 949 PAGE 225

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, James P. Coleman, III and Mary R. Coleman

in consideration of Eight Thousand Five Hundred Twenty-Six and 61/100 (\$8,526.61) Dollars, and assumption of mortgage as 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 Kenneth F. Rys and Rosemary E. Rys, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the southwesterly intersection of Hillsborough Drive and Merrifield Drive, near the City of Greenville, S. C., being known and designated as Lot No. 52 on plat of Merrifield Park as recorded in the RMC Office for Greenville County, S. C. in Plat Book 000, page 177 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Hillsborough Drive, said pin being the joint front corner of Lots 52 and 53 and running thence with the common line of said Lots S 19-00 W 180 feet to an iron pin, the joint rear corner of Lots, 52 and 53; thence S 71-00 E 190.4 feet to an iron pin on the westerly side of Merrifield Drive; thence with the westerly side of Merrifield Drive N 5-59 E 58.8 feet to an iron pin; thence N 1-20 E 103.8 feet to an iron pin; thence along the curve of Hillsborough Drive and Merrifield Drive the chord of which is N 34-50 W 40.4 feet to an iron pin on the southwesterly side of Hillsborough Drive; thence with the southwesterly side of Hillsborough Drive N 71-00 W 113 feet to an iron pin, the point of beginning.

For deed into grantors see Deed Book 920, page 427.

For restrictions applicable to this subdivision see Deed Book 836, page 25.

Greenville County 9.90 Sec. 1

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

As a part of the consideration herein the grantees do hereby assume and agree to pay as the same becomes due the principal balance of \$29,723.39 given by the grantors herein to Fidelity Federal Savings and Loan Association, dated July 16, 1971 as recorded in the RMC Office for Greenville County, S. C.

GRANTEES TO PAY 1972 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 17th day of July, 1972. James P. Coleman, III (SEAL) Mary R. Coleman (SEAL)

SIGNED, sealed and delivered in the presence of: Joe Ann L. Stoen, Schuyler B. Kinkaid



PROBATE



STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

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 17th day of July, 1972. Schuyler B. Kinkaid (SEAL) Notary Public for South Carolina. My Commission Expires November 19, 1979. Joe Ann L. Stoen (SEAL)



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 17th day of July, 1972. Schuyler B. Kinkaid (SEAL) Notary Public for South Carolina. My Commission Expires November 19, 1979. Mary R. Coleman (SEAL)

RECORDED this 18th day of July, 1972, at 8:55 A. M., No. 1553

540.5