

(NTC)

TITLE TO REAL ESTATE Prepared by SUELY E. JAY, ATTORNEY AT LAW, 111 MANSY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina GREENVILLE CO. S. C.
COUNTY OF GREENVILLE
That I, Eugenia J. Howard

Know All Men by These Presents: 995

in consideration of the sum of Twelve Thousand One Hundred Sixty-Nine and 93/100 (\$12,169.93) DOLLARS, in the State aforesaid, and assumption of mortgage,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) VERMELL C. BOWEN ROGERS, HER HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the northerly side of Northwood Avenue, being shown and designated as Lot No. 11, on plat of Property of Fuman C. Smith and G. Herman Walker, recorded in the RMC Office for Greenville County, S. C., in Plat Book "S", at Page 3, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Northwood Avenue, joint front corner of Lots Nos. 9 and 11, and running thence with line of Lot No. 9, N. 1-26 E. 168.1 feet to an iron pin; running thence S. 87-14 E. 29.2 feet to an iron pin; running thence S. 56-04 E. 47.3 feet to an iron pin; running thence along line of Lot No. 13, S. 1-26 W. 141 feet to an iron pin on the northerly side of Northwood Avenue; running thence with the northerly side of Northwood Avenue, N. 87-34 W. 70 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with top fees, set back lines, and zoning regulations. DERIVATION: Deed Book 883, at Page 269.

As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage to C. Douglas Wilson & Co., recorded in Mortgage Book 604, at Page 377, RMC Office for Greenville County, S. C., upon which there is a present balance due of \$3,080.07.

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(s) hereinabove named, 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)'s Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s)'s Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s)'s Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s)'s hand(s) and seal(s) this 25th day of February, 1974

Eugenia J. Howard (Seal)

Signed, Sealed and Delivered in the Presence of
Dachara D. Jayne

2500 (Seal)
Greenville County (Seal)
REC'D \$ 1375 (Seal)
Act No. 388 Sec. 1

State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)'s act and deed deliver the within written deed, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 25th day of February, A. D., 1974

Notary Public for South Carolina Commission Expires October 20, 1977

Dachara D. Jayne (Seal)

State of South Carolina
COUNTY OF GREENVILLE

GRANTOR=WOMAN"
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____, A. D., 19____

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____ E. S. \$ _____
Recorded this _____ day of _____, 19____ at _____ M. No. _____

MAR 14 1974

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REC'D

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