

(NTC)

TITLE TO REAL ESTATE Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MAIN STREET, GREENVILLE, SOUTH CAROLINA

GREENVILLE, CO. S. C.

State of South Carolina

COUNTY OF GREENVILLE

That Jim Vaughn Enterprises, Inc.

DOUGIE S. TAMMERSLEY
A.M.C.

Know All Men by These Presents:

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in consideration of the sum of Seventeen Thousand Seven Hundred and No/100 (\$17,700.00) in the State aforesaid, and assumption of mortgage, -----DOLLARS,

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) CHARLES W. ROBINSON AND PEGGY B. ROBINSON, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, at the intersection of Dove Tree Road and Dove Tree Court, being shown and designated as Lot No. 75, on plat of Dove Tree, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 X", at Pages 21, 22, and 23, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Dove Tree Road, joint front corner of Lots Nos. 75 and 76, and running thence with the joint lines of said lots, S. 15-40 W. 159.7 feet to an iron pin in line of Lot No. 74; thence with the joint lines of Lots Nos. 74 and 75, N. 71-05 W. 30 feet to an iron pin on the easterly side of Dove Tree Court; thence with the easterly side of Dove Tree Court, N. 45-30 W. 155 feet to an iron pin; thence N. 0-35 E. 35.7 feet to an iron pin at the intersection of Dove Tree Court and Dove Tree Road; thence with Dove Tree Road, N. 46-40 E. 38.1 feet to an iron pin; thence still with said Road, N. 61-58 E. 23.4 feet to an iron pin; thence still with said Road, S. 74-34 E. 33.4 feet to an iron pin; thence still with said Road, S. 74-13 E. 105.1 feet to an iron pin, the point of BEGINNING.

195-540.10-1-78

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 tap fees, set back lines, and zoning regulations. DERIVATION: Deed Book 994, at Page 417.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from grantor to Fidelity Federal Savings and Loan Association, Greenville, S. C., said mortgage being in the original amount of \$42,400.00, recorded 27 February 1974, RMC Office for Greenville County, S. C. in Mortgage Book 1302, at Page 763, upon which there is a present balance due of \$38,000.00.

TOGETHER with all and singular the Rights, Members, Incumbrances 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, Successors and Assigns 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, Successors and Assigns to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)'s Heirs, or Successors and Assigns against the grantor(s) and the grantor(s)'s Heirs, Successors and Assigns 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 22nd day of April, 1974

JIM VAUGHN ENTERPRISES, INC. (Seal)

BY: [Signature] (Seal)

Vice President (Seal)

Signed, Sealed and Delivered in the Presence of [Signature]

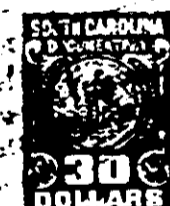
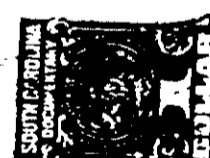
State of South Carolina

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by its duly authorized officer 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 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 22nd day of April, A. D., 1974

Notary Public for South Carolina Commission Expires October 20, 1979



Greenville County Stamps Paid \$ 19.80 Act No. 380 Sec. 1

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR-CORPORATION" 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. \$ _____ U. S. \$ _____

Recorded this _____ day of APR 22 1974, at _____, S. C., M. No. 26445

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