

TITLE TO REAL ESTATE—Prepared by *Wilkens, Attorneys at Law, Greenville, S. C.*

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 29 1 03 PM '74
DONNIE S. TANKERSLEY
R.M.C.

vol 1000 pg 52

KNOW ALL MEN BY THESE PRESENTS, that *W. H. J. Martin & Joe O. Charping*

in consideration of Nine Thousand (\$9,000.00) and assumption of mortgage Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Richard A. Maxwell & Toni S. Maxwell, their heirs and assigns,

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the southwesterly intersection of Queen Ann Road and Foxcroft Road, near the City of Greenville, S. C., being known and designated as Lot No. 1 on plat entitled "Final Plat Revised, Map No. 2, Foxcroft, Section II", as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N, pages 36 & 37, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwesterly side of Foxcroft Road, said pin being the joint front corner of Lots 1 and 2 and running thence with the common line of said Lots S. 73-38 W. 150 feet to an iron pin, the joint rear corner of Lots 1 and 2; thence N. 16-22 W. 158.3 feet to an iron pin on the southeasterly side of Queen Ann Road; thence with the southeasterly side of Queen Ann Road N. 79-17 E. 63.4 feet to an iron pin; thence continuing with said Road N. 83-54 E. 63.5 feet to an iron pin the southerly intersection of Queen Ann Road and Foxcroft Road; thence with the intersection of said Road S. 55-05 E. 39 feet to an iron pin on the southwesterly side of Foxcroft Road; thence with the southwesterly side of Foxcroft Road S. 16-22 E. 110 feet to an iron pin the point of beginning.

This conveyance is subject to a 17.5 ft. sewer easement across rear lot line, and to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

This is the same lot conveyed to grantors by Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc. by deed dated Mar 3, 1974 recorded March 6, 1974 in deed vol. 995 page 63 of the RMC Office for Greenville County, S. C. AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE, the grantees herein assume and agree to pay that certain mortgage held by Fidelity Federal Savings & Loan Association in the original amount of \$44,000 rec 3/8/74 in mtg vol 1303 page 652, on which there is a balance due of \$41,000.00.

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 29 day of MAY 1974.

SIGNED, sealed and delivered in the presence of:

Donnie S. Tankersley (SEAL)
Richard A. Maxwell
Toni S. Maxwell
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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29 day of MAY 1974

Donnie S. Tankersley (SEAL)
Notary Public for South Carolina
My commission expires: 11/30/84

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 29 day of MAY 1974
Donnie S. Tankersley (SEAL)
Notary Public for South Carolina
My commission expires: 11-13-79

RECORDED this _____ day of _____ 19____ at MAY 29 1974 M. No. 30208

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