

TITLE TO REAL ESTATE--Prepared by Kendrick, Stephen R. Johnson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } GREENVILLE CO. S. C.
COUNTY OF GREENVILLE }

JUN 18 4 29 PM '74

Vol 1001 No 418

KNOW ALL MEN BY THESE PRESENTS, that DOONIE S. TANKE DALLEY, Jr. and A. James Nelson
R.M.C.

in consideration of Eleven Thousand Five Hundred and No/100 (\$11,500.00) 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 Kevin W. Kelly, his heirs and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of East Indian Trail, near the City of Greenville, S. C., being known and designated as Lot No. 16 on plat entitled "Final Plat, Seven Oaks" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, page 6 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of East Indian Trail, said pin being the joint front corner of Lots 16 and 17 and running thence with the common line of said lots N 82-29 E 187.1 feet to an iron pin, the joint rear corner of Lots 16 and 17; thence S 9-40 E 78 feet to an iron pin, the joint rear corner of Lots 15 and 16; thence with the common line of said lots S 75-43 W 186 feet to an iron pin on the northeasterly side of East Indian Trail; thence with the northeasterly side of East Indian Trail N10-34 W 100 feet to an iron pin, the point of beginning.

This conveyance is subject to a 20 foot drainage easement along branch and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantors, see Deed Book 972, page 269.



GRANTEES TO PAY 1974 TAXES.

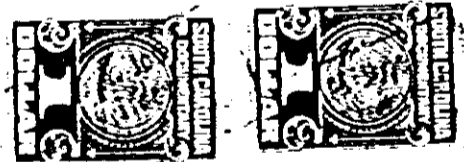
As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$36,000.00 on that certain mortgage given by the grantors herein to Fidelity Federal Savings and Loan Association in the face amount of \$36,000.00 dated and recorded April 9, 1973, in the RMC Office for Greenville County, S. C., in Mortgage Book 1272, page 91.

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 June, 1974.

SIGNED, sealed and delivered in the presence of:

William C. Darby, Jr. (SEAL)
William C. Darby, Jr. (SEAL)
Walter C. Johnson (SEAL)
Walter C. Johnson (SEAL)



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 June, 1974.

Walter C. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: November 19, 1979.

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 June, 1974

Walter C. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: November 19, 1979.

RECORDED this 18th day of JUN 18 1974 at _____ M., No. 32269

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