

TITLE TO REAL ESTATE - Mann, Foster, & Richardson, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S.C.  
SEP 17 9 52 AM '74  
DONNIE S. TANKERSLEY  
R.M.C.

VOL 1006 PAGE 789

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, Rick L. Lambert and Fred W. Allen

in consideration of the sum of Eleven thousand one hundred - - - (\$11,100.00) - - - - - 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 Aniceto J. Garcia and Silvia P. Garcia, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the Southwestern side of Longstreet Drive, in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 36, Section I, DEVENGER PLACE, on Plat made by Dalton & Neves, Engineers, dated October 1973, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-X, at Page 79, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the southwestern side of Longstreet Drive at the joint front corner of Lots 36 and 37 and running thence along the common line of said Lots S. 8-04 W. 147.1 feet to a point; thence S. 87-39 W. 93.2 feet to a point; thence N. 41-25 W. 30 feet to a point; thence along the common line of Lots 35 and 36 N. 19-18 E. 176.1 feet to a point on the southwestern side of Longstreet Drive; thence along the said Longstreet Drive S. 62-30 E. 85.0 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

This is the same property conveyed to Grantors herein by deed of Prevues Unlimited, Inc., recorded in the RMC Office for Greenville County in Deed Book 999, at Page 231.

As a part of the consideration for the within conveyance the Grantees herein expressly agree to assume and pay that certain mortgage given to Fidelity Federal Savings and Loan Association in the original amount of \$34,800.00, recorded in the RMC Office for Greenville County in Mortgage Book 1310, at Page 726, and having a current principal balance of \$ 34,800.00 .

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 assigns against the grantor(s) and the grantor(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 16th day of September 19 74.

SIGNED, sealed and delivered in the presence of

*Cook Drake*  
*Ruth Drake*

*Rick L. Lambert* (SEAL)  
*Fred W. Allen* (SEAL)

Greenville County  
Stamps  
Paid \$12.65  
Act No. 380 Sec. 1



STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PROBATE

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 16th day of September 19 74.

*Cook Drake* (SEAL)  
Notary Public for South Carolina  
My commission expires: 9/29/81

*Ruth Drake*

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 16th day of September 19 74.

*Cook Drake* (SEAL)  
Notary Public for South Carolina  
My commission expires: 9/29/81

*Rick L. Lambert*  
*Shirley Allen*

RECORDED this 17th day of SEP 17 1974 at 9:52 A. M. No. 7369

078

4328 RV-2