

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

25.85  
APR 10 1975

KNOW ALL MEN BY THESE PRESENTS, that I, Charlie Spivak

in consideration of Twenty Three Thousand, Three Hundred Forty and 28/100 and the Dollars assumption of mortgage indebtedness 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

FRANK PETRANCOSTA, JR. and EILEEN C. PETRANCOSTA, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southern side of Hillsborough Drive, in Greenville County, South Carolina, being known and designated as Lot No. 118 on a plat entitled, "FINAL PLAT REVISED, MAP NO. 2, FOXCROFT, SECTION 2", made by C.O. Riddle, dated July 15, 1971, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-N, pages 36 and 37 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hillsborough Drive, at the joint front corner of Lots Nos. 118 and 119, and running thence with the common line of said lots, S. 11-25 W., 172.5 feet to an iron pin, the joint rear corner of Lots Nos. 118 and 119; thence N. 8-19 W., 61.4 feet to an iron pin; thence in a northwesterly direction 66.6 feet to an iron pin, the joint rear corner of Lot Nos. 117 and 118; thence with the common line of said lots, N. 12-58 E., 173.1 feet to an iron pin on the southern side of Hillsborough Drive; thence with the southern side of Hillsborough Drive S. 77-21 E., 123 feet to an iron pin, the point of BEGINNING.

The above property is the same property conveyed to the grantor herein by deed of Cothran and Darby Builders, Inc., recorded in Deed Book 997, page 740, and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The grantees agree and assumes to pay Greenville County property taxes for the tax year 1975 and subsequent years.

As a part of the consideration of this deed the grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to Fidelity Federal Savings and Loan Association dated November 8, 1973 in the original sum of \$45,000.00, recorded in the RMC Office for said County and State in Mortgage Book 1295, page 15, which has a present balance due in the sum of \$44,659.72.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s), and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 10th day of April 1975.

Signed, sealed and delivered in the presence of:

Aileen D. Putman  
Jack H. Mitchell, III



CHARLIE SPIVAK



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)' 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 10th day of April 1975.

Aileen D. Putman  
Notary Public for South Carolina  
My commission expires: 11-21-84



Jack H. Mitchell, III

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 (wivest) 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)' 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 10th day of April 1975.

Jack H. Mitchell, III  
Notary Public for South Carolina  
My commission expires: 11/8/82



RECORDED this 10th day of APR 10 1975 at 9:26 A. M., No. 23920

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