

TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C.

1032 68

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FEB 25 2 09 PM '76
S. TANKSLEY
H.M.C.

KNOW ALL MEN BY THESE PRESENTS, that GEORGE S. MORNINGSTAR and CAROL G. MORNINGSTAR

in consideration of \$6,335.75 plus assumption of mortgage set out below ----- 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

BRUCE L. HAGINS and JAN L. HAGINS, their heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in the Town of Simpsonville and being known and designated as Lot No. 104, Section III of Subdivision known as POINSETTIA as shown by plat of said Subdivision recorded in the RMC Office for Greenville County in Plat Book PPP at page 141 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northerly edge of Aster Drive at the joint front corner of Lots Nos. 103 and 104 and running thence with the joint line of said lots N. 12-03 E. 194.4 feet to an iron pin at the joint rear corner of said lots in line of Lot No. 101; thence N. 79-28 W., 100.1 feet to an iron pin at the joint rear corner of Lots Nos. 104 and 105; thence with the joint line of said lots S. 12-03 W. 191.7 feet to an iron pin at the northerly side of Aster Drive; thence with the Northerly side of Aster Drive, S. 77-57 E., 100.0 feet to the beginning corner.

This conveyance is made subject to the restrictive and protective covenants affecting Section III of Subdivision known as POINSETTIA, said Restrictive and Protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 858 at page 541.

This conveyance is made subject to any restrictive covenants, building setback lines, rights-of-way and easements which may affect the above described property.

As a portion of the consideration herein, the grantees assume and agree to pay the balance due on that certain note and mortgage given by the grantors herein to Greer Federal Savings and Loan Association, of Greer, South Carolina, in the original amount of \$34,100.00, recorded July 9, 1974, in REM Volume 1316 at page 50 in the RMC Office for Greenville County. The balance due for assumption is \$33, 664.25.

7.15
FEB 25 1976

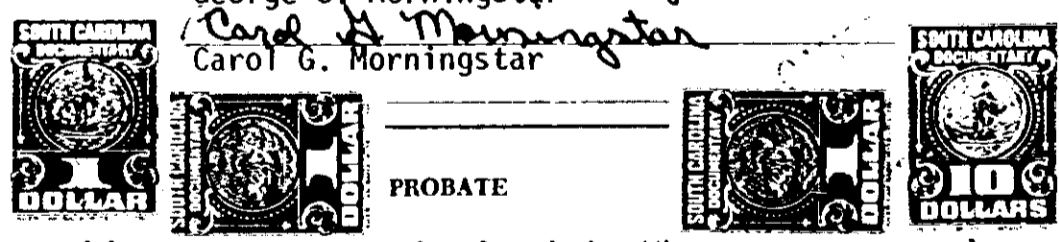
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. 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 25 day of February, 1976

SIGNED, sealed and delivered in the presence of:

Helen Gibson
Donna Starman

George S. Morningstar (SEAL)
Carol G. Morningstar



STATE OF NORTH CAROLINA
COUNTY OF GREENVILLE
GUILFORD

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) 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 25th day of February, 1976

Lewis O. Smith (SEAL)

Lewis O. Smith
Notary Public for North Carolina
My Commission expires: LEWIS O. SMITH
2/25/79

STATE OF NORTH CAROLINA
COUNTY OF GREENVILLE
GUILFORD

RENUNCIATION OF DOWER

★ NOTARY PUBLIC ★
GUILFORD COUNTY, N.C.
MY COMM. EXPIRES FEB. 25, 1979

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
25th day of February, 1976
Lewis O. Smith
Notary Public for North Carolina
My commission expires 2-25-79

Carol G. Morningstar
Carol G. Morningstar
GUILFORD COUNTY, N.C.
MY COMM. EXPIRES FEB. 25, 1979

RECORDED this 25 day of FEB 25 1976 19 76 at 2:09 P. M. No. 21551

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