

TITLE TO REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 19 4 29 PM '76

Vol 1034 912

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that I, CHARLES S. MARTIN, JR.

in consideration of - - - Five and No/100ths (\$5.00) and assumption of mortgage----- Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

SANDRA J. MARTIN, her heirs and assigns forever,

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the westerly side of Wrenn Street, being designated and shown as Lot 45 on a plat of property of Central Development Corp. by Dalton & Neves, dated October, 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB at Pages 22 and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Wrenn Street, joint front corner of Lots 45 and 46, and running thence along the common line of said lots, S. 61-24 W. 176 feet to an iron pin in the line of Lot 42; thence along the line of said lot, S. 23-53 E. 60 feet to an iron pin, joint rear corner of Lots 44 and 45; thence along the common line of said lots, N. 66-16 E. 175.2 feet to an iron pin on the westerly side of Wrenn Street; thence along the westerly side of said Wrenn Street, N. 23-44 W. 75 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantor herein by deed of Helen Rovner dated April 10, 1974 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 997, at Page 2.

The Grantee assumes and agrees to pay the unpaid balance on mortgage covering such property, and this conveyance is made subject to all restrictions, covenants, easements, setback lines and zoning ordinances of record affecting such property. The mortgage assumed is that of Charles S. Martin, Jr. to Fidelity Federal Savings & Loan Association in the original amount of \$22,000.00 recorded in Mortgage Book 1307 at Page 3 in the RMC Office for Greenville County.

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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 12th day of ~~March~~ ^{April}, 19 76.

SIGNED, sealed and delivered in the presence of: Charles S. Martin Jr. (SEAL)
Adrian S. Barnett (SEAL)
[Signature] (SEAL)

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) 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 12th day of ~~March~~ ^{April}, 19 76
[Signature] (SEAL) Adrian S. Barnett
Notary Public for South Carolina
My commission expires: 5/13/78

STATE OF SOUTH CAROLINA }
COUNTY OF } RENUNCIATION OF DOWER NOT NECESSARY

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 _____ day of _____, 19 _____

Notary Public for South Carolina
My commission expires: _____

RECORDED this _____ day of APR 19 1976 19 _____ at 4:29 P. M. No. 26862

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