

MAY 20 2 42 PM '76

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TITLE TO REAL ESTATE - INDIVIDUAL FORM - Dillard & Mitchell, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM H. COOPER and MARY COOPER

in consideration of Ten Thousand One Hundred Fifty-two and 83/100 (\$10,152.83)----- Dollars and assumption of the mortgage indebtedness 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 HOWARD G. McCOY AND DIANE P. McCOY, their heirs and assigns, forever:

ALL that piece, parcel or lot of land with all buildings and improvements situate, lying and being on the southern side of Lee Street, in Greenville County, South Carolina, being shown and designated as Lot No. 20 on a plat of DALEWOOD HEIGHTS (property of D. L. Bramlette, Jr.), made by C. O. Riddle, dated February, 1953, revised March 1, 1960, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ at page 135, reference to which is hereby craved for the metes and bounds thereof. -299-294-5-3

The above property is the same property conveyed to the Grantors by deed of Carl L. Oaks, Jr. and Teresa Oaks, recorded in Deed Book 1027 at page 572 on November 21, 1975, and is hereby conveyed subject to the rights of way, easements, 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 assume to pay Greenville County property taxes for the tax year 1976 and subsequent years.

As a part of the consideration for this deed, the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage covering the above described property given to C. Douglas Wilson & Co., dated April 5, 1973, in the original sum of \$31,900.00, recorded in the RMC Office for said County and State in Mortgage Book 1271 at page 833, which has a present balance due in the sum of \$30,847.17.

As a further part of the consideration for this deed, the Grantors hereby assign, transfer and setover unto the Grantees, all their right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.



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 19th day of May 1976 Signed, sealed and delivered in the presence of:

Constance H. McBride
Jack H. Mitchell III

William H. Cooper
Mary Cooper



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 19th day of May 1976

Constance H. McBride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

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 (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

19th day of May 1976
Constance H. McBride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

Mary Cooper

RECORDED this 20th day of MAY 20 1976 at 2:42 P. M. No. 1155

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