

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

JUL 20 11 05 AM '76

VOL 1039 PAGE 848

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Paul A. Coward & Mary E. Coward

in consideration of Fifteen Thousand Seven Hundred Thirty one & 39/100 (\$15,731.39) Dollars, and assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Leon H. Kazian and Anahid Kazian, their heirs and assigns,

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the westerly intersection of Red Fox Trail & Red Fox Court near the city of Greenville, S. C. being known and designated as Lot No. 44 on plat entitled "Final Plat Revised, Map No. 2, Foxcroft, Section II" as recorded in the RMC Office for Greenville County S. C. in plat book 4 N pages 36 & 37, and having according to said plat the following metes and bounds, to-wit:

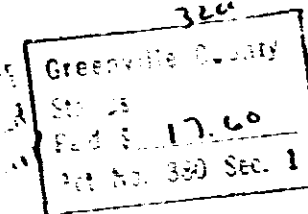
- 200 - 540.9 - 1 - 44

Beginning at an iron pin on the northerly side of Red Fox Court, said pin being the joint front corner of Lots 43 & 44 and running thence with the common line of said lots N. 4-01 W. 165.3 feet to an iron pin, the joint rear corner of Lots 43 & 44; thence N. 87-25 E. 115.6 feet to an iron pin on the southwesterly side of Red Fox Trail; thence with the southwesterly side of Red Fox Trail S. 13-56 E. 134.6 feet to an iron pin at the intersection of Red Fox Trail and Red Fox Court; thence with said intersection S. 34-17 W. 34.2 feet to an iron pin on the northerly side of Red Fox Court; thence with the northerly side of Red Fox Court S. 82-44 W. 63.2 feet to an iron pin; thence continuing with said Court S. 86-44 W. 63 feet to an iron pin the point of beginning.

This is the same lot conveyed to grantors by Cothran & Darby Builders, Inc. by deed dated 5/14/74 recorded 5/14/74 in deed vol. 999 page 19 of the RMC Office for Greenville County, S. C. and is conveyed subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat or on the premises.

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE the grantees herein assume and agree to pay that certain mortgage given by grantors to Fidelity Federal Savings and Loan Association in the original amount of \$51,150.00 dated 5/14/74 recorded 5/14/74 in mortgage vol. 1310 page 323, on which there is a balance due of \$50,268.61.

The address of grantee is: 12 West Red Fox Trail Foxcroft Subdivision Greenville, S. C. 29607



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 15 day of July 1976

SIGNED, sealed and delivered in the presence of:

Robin H. Hallaway

Jan D. Jones

Paul A. Coward

Mary E. Coward



STATE OF SOUTH CAROLINA } COUNTY OF ~~GREENVILLE~~ Darlington

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 15 day of July 1976

Shirley K. Atkinson (SEAL) Notary Public for South Carolina, My commission expires: Oct 27, 1978

Robin H. Hallaway witness



STATE OF SOUTH CAROLINA } COUNTY OF ~~GREENVILLE~~ Darlington

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 15 day of July 1976

Shirley K. Atkinson (SEAL) Notary Public for South Carolina, My commission expires: Oct 27, 1978

Mary E. Coward

RECORDED this JUL 20 1976 at 11:05 A. M. No. 1865

0848

4328 RV-23