

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 21 3 42 PM '76
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, James Rodney Parks, Sr. and Janet Lee Parks

in consideration of Four Thousand, Two Hundred & Eighty Five & 18/100(\$4,285.18) Dollars, and assumption of mortgage 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 Floyd L. Hardin and Edith Ann Hardin, their heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in the City of Mauldin, being shown and designated as Lot No. 33 on plat of Bishop Heights, prepared by Ethan C. Allen, dated January, 1966, and recorded in the RMC Office for Greenville County in Plat Book BBB at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bishop Drive at the joint front corner of Lots 32 and 33, and running thence with the line of Lot 32, N. 10-49 E. 257.85 feet to an iron pin; thence N. 84-00 E. 94.2 feet to an iron pin at the joint rear corner with Lot 34; thence with the joint line with Lot 34, S. 7-53 W. 287.18 feet to an iron pin on the edge of Bishop Drive; thence with the edge of said Drive, N. 78-03 W. 105 feet to the point of beginning.

-799-M7.4-1-33

This being the identical property conveyed to the grantors herein by deed of Roger W. McGuire and Margaret V. McGuire, dated April 3, 1974, and recorded April 4, 1974, in Greenville County Deed Book 996 at Page 578.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of ways, if any, affecting the above described property.

As part of the consideration for this conveyance, the grantees hereby assume and agree to pay the balance of that mortgage from the grantors herein to Fidelity Federal Savings and Loan Association, in the original principal amount of \$34,200.00, recorded April 4, 1974, in Greenville County REM Volume 1306 at Page 277, said mortgage having a present unpaid balance of \$33,614.82.

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 20 day of July, 1976

SIGNED, sealed and delivered in the presence of:

W. Clark J. [Signature]
Kathryn S. Cunningham

James Rodney Parks Sr.
James Rodney Parks, Sr.
Janet Lee Parks
Janet Lee Parks



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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 20 day of July, 1976.

W. Clark J. [Signature] (SEAL)
Notary Public for South Carolina.
My commission expires 9/29/81

Kathryn S. Cunningham 200



Greenville County
4.95
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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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 20 day of July, 1976
W. Clark J. [Signature] (SEAL)
Notary Public for South Carolina.
My commission expires 9/29/81

Janet Lee Parks
Janet Lee Parks



RECORDED this JUL 21 1976 at 3:42 P.M.
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