

FILED  
GREENVILLE CO. S.C.

JUL 30 3 23 PM '76

State of South Carolina

GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Donald Anderson and Amy E. Anderson hereafter referred to as Grantor, in consideration of the sum of Forty-two Thousand One Hundred Nine (\$42,109) DOLLARS, plus assumption of mortgage described below DOLLARS, paid to Grantor by A. Douglas Howarth, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

ALL that certain piece, parcel or lot of land, with building and improvements thereon, situate, lying and being on the southerly side of Red Fox Trail, near the City of Greenville, South Carolina, being known and designated as Lot 120 on plat entitled "Foxcroft, Section 1", recorded in the Office of the R.M.C. for Greenville County in Plat Book 4F, at Pages 2,3, and 4, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southerly side of Red Fox Trail, said pin being the joint front corner of Lots 120 and 121, and running thence with the common line of said lot, S. 3-49 E. 168.9 feet to an iron pin, joint rear corner of Lots 120 and 121; thence S. 81-50 E. 33.9 feet to an iron pin; thence continuing S. 82-48 E. 66.3 feet to an iron pin, joint rear corner of Lots 119 and 120; thence with the common line of said lots N. 9-4 E. 185.8 feet to an iron pin on the southerly side of Red Fox Trail; thence with the southerly side of Red Fox Trail, N. 87-49 W. 72 feet to an iron pin; thence continuing with Red Fox Trail, N. 86-11 W. 68.2 feet to an iron pin, the point of beginning.

This is the same property conveyed to Grantor by deeds recorded in the Office of the R.M.C. for Greenville County, South Carolina in Deed Book 919 at Page 442 by Cothran & Darby Builders, Inc. on July 6, 1971.

This conveyance is subject to a 20-foot drainage easement, a 25-foot sewer right-of-way as shown on said plat, and to all restrictions, setback lines, rights-of-way, easements and roadways of public record affecting the property.

- 200-540.7-1-120

As part of the consideration for the foregoing conveyance, the Grantees assume and agree to pay that certain mortgage to Security Federal Savings & Loan Association recorded in the Office of the R.M.C. for Greenville County in Real Estate Mortgage Book 1181, at Page 268, having a balance of \$22,891.41.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

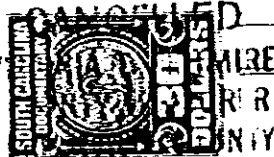
Witness the hand and seal of Grantor this 30th day of July, 1976.

Signed, Sealed and Delivered in the Presence of

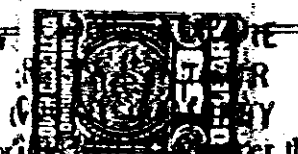
Coy H. Hall  
Carol B. Bennett

Donald Anderson (Seal)  
Amy E. Anderson (Seal)  
Grantor (Seal)

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY



Grantor



Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor intended to execute the within deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 30th day of July, 1976.  
Carol B. Bennett (Seal)  
Notary Public for South Carolina

My Commission expires January 1, 1977 - Nov. 19, 1979

85.00  
Greenville County  
Stamps  
Paid \$ 46.75  
Act No. 380 Sec. 1

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Amy E. Anderson, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 30th day of July, 1976.  
Carol B. Bennett (Seal)  
Notary Public for South Carolina

Amy E. Anderson  
Amy E. Anderson

My Commission expires January 1, 1977 - Nov. 19, 1979  
Recorded this 30th day of July, 1976

1976, at 3:23 P. M., No.



5407

3000

4328 (W-2)