

STATE OF SOUTH CAROLINA

Aug 27 2 48 PM '76

VOL 1041 PAGE 960

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that L. E. McConnell

in consideration of One Thousand One Hundred Twenty-one and 91/100 (\$1,121.91)-----Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS 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 Patrice R. McCracken, her heirs and assigns forever

ALL that piece, parcel or lot of land together with all buildings and improve-
ments, situate, lying and being on the southern side of Rogers Avenue in Green-
ville County, South Carolina, being shown and designated as the major portion of
lot no. 25 on a revised plat of Lots 13 thru 20 and 25 thru 41, inclusive, on a
plat of the property of B. E. Geer made by W. M. Rast, Surveyor, dated May 1929,
recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book G, Page
237 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rogers Avenue at the joint front
corner of lots 24 and 25 and running thence S. 5-50 E. 150.5 feet to a point;
thence S. 83-55 W. 49 feet to an iron pin located one foot east of the south-
western corner of lot no. 25; thence along a line one foot east of the eastern
line of lot 26 N. 5-50 W. 150.5 feet to a point on the southern side of Rogers
Avenue, which point is one foot east of the joint front corner of lots no. 25
and 26; thence along the southside of Rogers Avenue N. 83-55 E. 49 feet to
the point of beginning.

This is the same property conveyed to L. E. McConnell by deed of Ronald C. Dicker-
son recorded in Deed Book 992, Page 200 on January 15, 1974 and is hereby conveyed
subject to all rights of way, easements, conditions, public roads and restrictive
covenants reserved on plats and other instruments of public record and actually
existing on the grounds affecting said property.

As a part of the consideration the grantee assumes and agrees to pay the balance
due on a mortgage to Collateral Investment Company dated January 14, 1974 in the
original amount of \$10,600.00 recorded in Mortgage Book 1299, Page 664 in the
R.M.C. Office for Greenville County, having a present balance due of \$10,378.09.

Grantee assumes and agrees to pay Greenville County property taxes for the tax
year 1976 and subsequent years. — 235 - 167 - 7 - 7

As a further part of the consideration for this deed the grantor hereby assigns,
transfers and sets over unto the grantee all his right, title and interest in and
to any escrow deposits maintained by the mortgagee in connection with the mort-
gage 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 apper-
taining; 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 27th day of August 19 76
Signed, sealed and delivered in the presence of:

[Signature]
Linda O. Forrester

[Signature]
L. E. McConnell

Greenville County (SEAL)
Stamps
Paid \$ 1.65 (SEAL)
Act No. 300 Sec. 1

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 27th day of August 19 76

[Signature]
Linda O. Forrester (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79



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 claims of dower of,
in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
27th day of August 19 76

[Signature]
Linda O. Forrester (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79
RECORDED this day of

[Signature]
L. E. McConnell

AUG 27 1976 at 2:48 P. M. No. 5655

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