

DEC 3 10 24 AM '76

DONNIE S. TANKERSLEY

McElhaney Road
Travelers Rest. S.C.

29690

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

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, Deolia Coggins,

in consideration of One Dollar (\$1.00) love and affection 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 CAROLYN S. COGGINS, her heirs and assigns, forever:

ALL MY UNDIVIDED ONE-HALF INTEREST IN AND TO:

ALL that tract or parcel of land lying, being and situate in the State and County aforesaid, located near Keeler Bridge Road, and Armstrong Creek and being more fully described as follows:

BEGINNING at the bridge over Armstrong Creek and running thence, S. 47 E., 726 feet; thence S. 30 E., 66 feet to poplar; thence S. 5 W. 270.6 feet to an iron pin; thence S. 52-30 W., 105.6 feet to sweet gum; thence, N. 89 W., 121.5 feet to Sp. oak; thence N. 6 W., 415.4 feet to iron pin in old road; thence, with old road, S. 80 E., 115 feet; thence, N. 50 E., 313.5 feet; thence N. 73-30 E., 264 feet to the beginning corner, and containing 3.67 acres, more or less.

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The above property is the same conveyed to Deolia and Carolyn S. Coggins by deed of Delmer B. and Clara M. Scott, recorded December 10, 1957 in the RMC Office for Greenville County, S. C. and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee agrees and assumes to pay in full the indebtedness due on a note and mortgage given to Travelers Rest Federal Savings & Loan, recorded February 4, 1964 in Mortgage Book 948 at page 15 in the RMC Office for Greenville County, S. C., in the original sum of \$11,000.00, which has a present balance due in the sum of \$4576.01

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 30th day of November 19 76

Signed, sealed and delivered in the presence of:

Jack H. Mitchell
Constance A. McBride

Deolia Coggins (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

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 30th day of November 1976

Constance A. McBride (SEAL)

Jack H. Mitchell

Notary Public for South Carolina

My commission expires: 5/22/83

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER GRANTEE WIFE OF GRANTOR

COUNTY OF GREENVILLE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wivest) 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

day of 19

(SEAL)

Notary Public for South Carolina

My commission expires:

RECORDED this DEC 3 1976 at 10:24 A. M. No. 15047

510.2-1-19

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