

9 Nova Street
Greenville, S. C. 29687
Taylor & Co. REAL ESTATE

OFFICES OF WILLIAM B. JAMES, ATTORNEY AT LAW, 114 WILLIAMS ST., GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
JUN 23 1977

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KNOW ALL MEN BY THESE PRESENTS, that we, David G. Maddox and Carol H. Maddox,

in consideration of Fifty-Four Thousand Two Hundred and no/100 (\$54,200.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James L. Wagner, his heirs and assigns, forever,

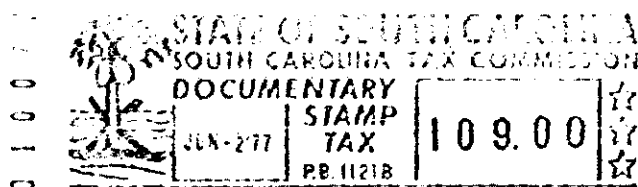
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being on the northeastern side of Nova Street near the City of Greenville, and known and designated as Lot 20 of Subdivision of Avondale Forest, Section #2, on plat recorded in the RMC Office for Greenville County in Plat Book BBB, at page 37, and having the following metes and bounds, to wit:

BEGINNING at a point on the northeastern side of Nova Street at the joint front corner of Lots 19 and 20 and running thence with the line of said lots, N. 48-44 E. 190 feet to a point at the joint rear corner of said Lots, thence S. 41-16 E. 90 feet to a point at the joint rear corner of Lots 20 and 21, thence with the joint line of said lots S. 48-44 W. 190 feet to a point on the northeast side of Nova Street, the joint front corner of Lots 20 and 21, thence with the northeastern side of Nova Street, N. 41-16 W. 90 feet to the point of beginning.

This is the identical property conveyed to the Grantors herein by deed of J. B. Hart, dated June 7, 1974, recorded June 12, 1974, in the RMC Office for Greenville County in Deed Book 1001, at page 12.

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NOTE

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.



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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 2nd day of June ----- 19 77

SIGNED, sealed and delivered in the presence of:

Carol H. Maddox
David G. Maddox

David G. Maddox (SEAL)
Carol H. Maddox (SEAL)

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of June ----- 1977

William B. James (SEAL)
Notary Public for South Carolina
My commission expires: June 13, 1979

Carol H. Maddox

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, 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 2nd day of June 1977

William B. James (SEAL)
Notary Public for South Carolina
My commission expires: June 13, 1979

Carol H. Maddox

RECORDED this 2nd day of June 19 77, at 3:40 P/ M, No. 33307

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