

TITLE TO REAL ESTATE- Offices of HILL, WYATT & FAYSSOUX, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

JUL 29 4 15 PM '77

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KNOW ALL MEN BY THESE PRESENTS, that

Thad W. Coleman
R.H.C.

in consideration of Seven Thousand Nine Hundred Fourteen and 35/100----- Dollars,
and assumption of mortgage balance 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 James L. Hardwick and Ramona A. Hardwick, their heirs and assigns, forever:

ALL that lot of land lying in the State of South Carolina, County of Greenville, City of Greenville, lying at the northwestern corner of Rutherford Road and Oeland Drive shown as Lot No. 1 on a Plat entitled "Property of Paul J. Oeland" recorded in the RMC Office for Greenville County, S.C. in Plat Book BB at page 43 and being further described as follows:

BEGINNING at an iron pin at the northwestern corner of the intersection of Rutherford Road and Oeland Drive and running thence along Rutherford Road, S. 54-52 W. 68.2 feet to an iron pin; thence N. 28-36 W. 150 feet to an iron pin at the corner of Lot No. 2; thence along the line of Lot No. 2, N. 62-00 E. 69.1 feet to an iron pin on the southern side of Oeland Drive; thence along Oeland Drive, S. 28-00 E. 141.6 feet to the point of beginning.

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This being the same property conveyed to the Grantor herein by deed of Paul J. Oeland, Jr. and Ernest Eugene Oeland, as Trustees and Executors, recorded October 19, 1967 in the RMC Office for Greenville County, South Carolina in Deed Book 831, page 156.

This conveyance is made subject to all easements, restrictions, roadways, setback lines and rights of ways, including but not limited to right of way of S. C. Highway Department for road purposes.

As a part of the consideration of this deed, Grantees assume and agree to pay the balance due on that certain note and mortgage given by Thad W. Coleman to Carolina Federal Savings & Loan Association in the original amount of \$20,000.00 dated January 16, 1976 recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1358, page 128 and having a present balance due in the amount of \$18,085.65.

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 29th day of July 19 77

SIGNED, sealed and delivered in the presence of:

Thad W. Coleman (SEAL)
Thad W. Coleman

Mary R. Regan
Elizabeth M. Coleman

STATE OF SOUTH CAROLINA }
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 29th day of July 19 77

Elizabeth M. Coleman (SEAL)
Notary Public for South Carolina.

Mary R. Regan

My commission expires 7/16/85

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

GIVEN under my hand and seal this

29th day of July 19 77

Elizabeth M. Coleman (SEAL)
Notary Public for South Carolina.

Regina T. Coleman

My commission expires 7/16/85

RECORDED this 29th day of JUL 29 1977 At 4:15 P.M.