

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

1072-172

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Charlotte P. Gilchrist and Winfield J. Gilchrist

in consideration of Four thousand five hundred (\$4,500.00) and assumption of mortgage----- 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 Harold J. Brown and June Turner Brown, their heirs and assigns,

All that certain piece, parcel or lot of land situate and lying in Greenville County, State of South Carolina, on the northern side of Cedar Lane Road and being more particularly described on the unrecorded plat of property of Victoria and Robert Duncan prepared by J. L. Hill, LS, on October 6, 1961; and according to said plat having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Cedar Lane Road 49.4 feet from the intersection of Elli Street and running thence with the northern boundary of said road S. 79-39 E. 61.5 feet to an iron pin; thence running N. 9-33 E. 195.3 feet to an iron pin; thence running N. 79-50 W. 61.5 feet to an iron pin on the common boundary of the property in question and a lot designated as Fallow lot; thence running N. 79-39 W. 71.4 feet to an iron pin on the easterly side of Elli Street; thence running with the eastern boundary of said Elli Street S. 3-10 W. 59.6 feet to an iron pin; thence continuing with the eastern boundary of said Elli Street S. 3-10 W. 43.7 feet to an iron pin; thence S. 79-39 E. 59.6 feet to an iron pin; thence running S. 9-33 W. 92.7 feet to an iron pin on the northern boundary of Cedar Lane Road, the point of beginning.

This is the same property conveyed by ABC, Inc. in two separate deeds: (1) one-half interest to Richard Wayne Hart dated July 28, 1976 and recorded July 29, 1976 in deed volume 1040 at page 371, and (2) one-half interest to Winfield J. Gilchrist dated July 28, 1976 and recorded July 29, 1976 in deed volume 1040 at page 370. Subsequently, Richard Wayne Hart conveyed his one-half interest to Charlotte P. Gilchrist by deed dated and recorded September 22, 1977 in deed volume 1055 at page 322 in the RMC Office for Greenville County, S. C.

This property is conveyed subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage given by Winfield J. Gilchrist and Richard Wayne Hart to First Federal Savings & Loan Association in the original amount of \$33,650.00 recorded September 10, 1976 in mortgage volume 1377 at page 551 in the RMC Office for Greenville County, S. C., on which there is a present balance due of approximately \$31,658.82.

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together with all and singular the rights and claims in and to said premises belonging to in any wise incident or appertaining to have and to hold unto the said grantees, their heirs and assigns forever, and the grantor's heirs or successors and assigns forever. And the grantor covenants, warrants and agrees that she, the grantor, her heirs or successors, executors and administrators shall defend and forever defend all and singular the rights and claims of the grantee and the grantee's heirs or successors and against every person who may ever lawfully claim the same.

WITNESS the grantor's hand and seal this 26th day of January 1978

SIGNED, stated and delivered in the presence of Harold J. Brown (SEAL)

June Turner Brown (SEAL)

Charlotte P. Gilchrist (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor sign, seal and as the grantor's agent and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 26th day of January 1978

James P. Wilkins (SEAL)
Notary Public for South Carolina
commission expires _____

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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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 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 26th day of January 1978

Charlotte P. Gilchrist
Notary Public for South Carolina
commission expires _____

RECORDED this JAN 27 1978
at 3:32 P.M.

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