

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

105 Chippendale Drive
Greenville, S. C. 29615

1073-365

KNOW ALL MEN BY THESE PRESENTS, that ARNOLD J. LOCKER and RUTH LOCKER

in consideration of Thirty-four thousand six hundred - - - - - (\$34,600.00) - - - - - Dollars,
and assumption of mortgage, as set out 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 JOHN A. WATKINS, his heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the north-eastern side of Chippendale Drive, Greenville County, South Carolina, being shown and designated as Lot 61 on a Plat of FOXCROFT, Section 2, recorded in the RMC Office for Greenville County in Plat Book 4-N, at Pages 36, and 37, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Chippendale Drive, joint front corner of Lots 60 and 61, and running thence with the common line of said Lots, N 27-48 E, 182.3 feet to an iron pin; thence with the rear line of Lot 61, S 59-18 E, 130.2 feet to an iron pin; thence with the common line of Lots 61 and 62, S 27-48 W, 175.6 feet to an iron pin on the northeastern side of Chippendale Drive; thence with said Drive, N 62-12 W, 130 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

The above is the same property conveyed to Arnold J. Locker by deed of M. G. Proffitt, Inc., recorded June 1, 1973, in Deed Book 975 at Page 788. Also see deed to Ruth Locker recorded March 25, 1974, in Deed Book 995, at Page 792.

As a part of the consideration herein, the Grantee assumes and agrees to pay that certain mortgage in favor of First Federal Savings and Loan Association, in the original amount of \$45,800.00, recorded June 1, 1973, in Mortgage Book 1279, at Page 313, and having a present balance due thereon of \$43,601.74.

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 7th day of February, 19 78

SIGNED, sealed and delivered in the presence of:

Arnold J. Locker (SEAL)
Arnold J. Locker
Ruth Locker (SEAL)
Ruth Locker (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 7th day of February, 19 78.

W. Cash Drake (SEAL) Ruth Locker
Notary Public for South Carolina.
My commission expires 9/29/81

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
7th day of February, 19 78
W. Cash Drake (SEAL) Ruth Locker
Notary Public for South Carolina.
My commission expires 9/29/81

RECORDED this day of FEB 8 1978 at 11:14 A. M., No. 23314

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GREENVILLE COUNTY DOCUMENTARY
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