

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that RICHARD J. BRENNAN and DENISE E. BRENNAN

in consideration of Seventeen Thousand Six Hundred Fifty and 89/100 (\$17,650.89) Dollars, and assumption of the mortgage indebtedness recited hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto CHARLES M. TIMMONS, JR., his heirs and assigns, forever:

ALL that piece, parcel or lot of land, situate, lying and being on the north side of Mount Vista Avenue in that area recently annexed to the City of Greenville, County of Greenville, S. C., and being a part of the Lots Nos. 37 and 38 as shown on plat of property of D. T. Smith recorded in the RMC Office for Greenville County in Plat Book F, at page 108 and having according to a more recent survey made by J. C. Hill, Surveyor, recorded in Plat Book V at page 141, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Mount Vista Avenue 110 feet west from Ioka Street and running thence N 25 degrees and 40 minutes W 200 feet to an iron pin; thence S 64 degrees and 20 minutes W 90 feet to an iron pin; thence S 25 degrees 40 minutes E 200 feet to iron pin on northern side of Mount Vista Avenue; thence N 64 degrees and 20 minutes E 90 feet to iron pin at beginning corner.

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

This being the same property conveyed to the Grantors herein by deed of Doris Rogers McDuffie recorded June 28, 1978, in Deed Book 1082, at Page 81.

The Grantee herein assumes and agrees to pay the balance due on that certain mortgage given by Denise E. and Richard J. Brennan to Fidelity Federal Savings & Loan Association in the original principal sum of \$46,400.00, dated June 28, 1978, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1436, at Page 511, the principal balance due on this mortgage being \$46,349.11.

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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 11th day of September 1978.

SIGNED, sealed and delivered in the presence of:

Virginia B. McGuire
James D. Sherr

Richard J. Brennan (SEAL)
RICHARD J. BRENNAN (SEAL)
Denise E. Brennan (SEAL)
DENISE E. BRENNAN (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 11th day of September 1978.

Notary Public for South Carolina
My commission expires 8/12/80

Virginia B. McGuire (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
SEP 12 1978
36.00
PB. 11218

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 11th day of September 1978.
James D. Sherr (SEAL)
Notary Public for South Carolina
My commission expires 8/12/80

Denise E. Brennan
DENISE E. BRENNAN

RECORDED this SEP 12 1978 at 4:49 P.M. 5171

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