

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

1980 127

GRANTEE'S MAILING ADDRESS: c/o BOUTON & BOUTON, ATTORNEYS
211 Pettigru Street
Greenville, S. C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that TONY N. RIGGINS AND LINDA C. RIGGINS

In consideration of FOUR THOUSAND FIVE HUNDRED EIGHTY-THREE & 37/100THS - Dollars, (\$4,583.37) AND ASSUMPTION OF MORTGAGE SET FORTH 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 HELEN M. O'BRIEN, HER HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, near the City of Greenville, on the Northwesterly side of Maryland Avenue, being known and designated as Lot No. 150, Section 2, on plat of OAK CREST, as recorded in the RMC Office for Greenville County in Plat Book GG, at Pages 130 and 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an ip on the Northwesterly side of Maryland Avenue, said point being the joint front corner of Lots 149 and 150, and running thence with the common line of said lots N. 73-31 W. 141.6 ft. to an ip in line of Lot 148; thence with the line of Lot 148, N. 24-12 E. 79.9 ft. to an ip, joint corner with Lots 148, 152 and 150; thence N. 72-29 E. 37.3 ft. to an ip, joint corner of Lots 151, 152 and 150; thence S. 73-31 E. 100 ft. to an ip on the Northwesterly side of Maryland Avenue; thence with the Northwesterly side of Maryland Avenue S. 16-29 W. 100 ft. to the point of beginning.

THIS conveyance is made subject to any and all easements, rights of way, restrictions or zoning ordinances which may appear of record, on the recorded plat(s) or on the premises. THIS being the same property conveyed to Linda C. Riggins (formerly Harrelson) by deed of William R. Harrelson, dated November 15, 1976, filed April 18, 1977, in the RMC Office for Greenville County in Deed Book 1054, Page 762. Linda C. Riggins (formerly Harrelson) conveying a one-half interest in said property to Tony N. Riggins and Linda C. Riggins on July 27, 1977, thereafter filed on July 29, 1977, in the RMC Office for Greenville County in Deed Book 1061 at Page 434.

AS part of the consideration herein, the Grantee assumes and agrees to pay that certain mortgage in favor of Collateral Investment Company, dated February 3, 1975, filed in the RMC Office for Greenville County in Mortgage Book 1332 at Page 452, with a present balance due of \$22,416.63.

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 AUGUST 1978.

SIGNED, sealed and delivered in the presence of:

Tony N. Riggins (SEAL)
TONY N. RIGGINS
Linda C. Riggins (SEAL)
LINDA C. RIGGINS
(SEAL)

1 *Gregory Chancey*
2 *Mary E. Woodall*

STATE OF SOUTH CAROLINA }
COUNTY OF

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

SWORN to before me this 11 day of AUGUST 1978.

Mary E. Woodall (SEAL)
Notary Public for South Carolina
ALABAMA

3 *Gregory Chancey*

STATE OF SOUTH CAROLINA }
COUNTY OF

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 11th day of AUGUST 1978.
Mary E. Woodall (SEAL)
Notary Public for South Carolina
ALABAMA

Linda C. Riggins
LINDA C. RIGGINS

RECORDED this 11 day of August 1978

RECORDED 'OCT 3 1978 at 1:31 P.M. 10516
241-1-273

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