

145 Buist Avenue, Greenville, S. C. 29609
TITLE TO REAL ESTATE—Office of Leatherwood Walker, Todd & McCall, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

29609 DE FU '91
S.C. SLEY
FU '91

1140-377

KNOW ALL MEN BY THESE PRESENTS, that COLA LEE BROWN

in consideration of Twelve Thousand Five Hundred Twenty-five and 00/100 (\$12,525.00) Dollars,
and assumption of mortgage

to the grantor in hand paid at and before the signing of these presents by the grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

FRANK M. PLAXCO

ALL that lot of land lying in the City of Greenville, Greenville County, South Carolina, on the south side of Buist Avenue, being a portion of Lots 2 and 3, Block E, as shown on plat of Buist Circle, prepared by F. G. Rogers, recorded in the RMC Office for Greenville County in Plat Book C, at page 10, and being more particularly shown on plat of property of Johnny L. Craft and Sylvia S. Craft, prepared by Enwright Associates, dated August 11, 1969, and recorded in Plat Book 4-B, at page 195-B, and, according to said plat, described as follows:

BEGINNING at an iron pin on the south side of Buist Avenue (which pin is 75 feet east of the original front corner of Lots 1 and 2, Block E, on the plat first referred to above) and running thence with the south side of Buist Avenue S. 80-15 E. 66.6 feet to an iron pin; thence S. 10-28 W. 160 feet to an iron pin; thence N. 80-15 W. 64.6 feet to an iron pin; thence N. 9-45 E. 160 feet to the point of BEGINNING.

The within conveyance is subject to all easements and restrictions appearing of record and affecting the said premises.

As a part of the consideration, the grantee assumes and agrees to pay the outstanding indebtedness evidenced by mortgage of J. B. Brown and Cola Lee Brown to Carolina National Mortgage Investment Company, Inc., dated December 2, 1977, in the original amount of Twenty-seven Thousand Nine Hundred Fifty and 00/100 (\$27,950.00) Dollars, recorded in Mortgage Book 1417, at page 549, which mortgage was, by assignment, recorded in Mortgage Book 1418, at page 490, assigned to the Federal National Mortgage Association. (12) - 517-177-6-10

The foregoing is the same property conveyed to Cola Lee Brown and J. B. Brown by deed recorded in the RMC Office for Greenville County in Deed Book 1069, at page 525 on 12/2/77.

J. B. Brown having paid his one-half interest therein to the grantor by deed recorded in Deed Book 1137, at page 67, on 11/10/80. Under which deed and under the terms, conditions and covenants therein contained, the grantor has agreed to have and to hold all undivided premises hereunto referred to in any wise incident or appurtenant to have and to hold unto the grantee, his heirs and assigns forever, and the grantor's heirs or successors and assigns forever. And the grantor, his heirs, assigns and the grantor's heirs or successors, executors and administrators to warrant and defend all and singular premises unto the grantee, his heirs and assigns forever, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 5th day of January, 1981.

SIGNED, sealed and delivered in the presence of

Suzanne Beattie Knodes

Spive A. Waters

Cola Lee Brown SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Know all men that I, *Suzanne Beattie Knodes*, do hereby certify that the within named *Cola Lee Brown* is the true and lawful owner of the within premises and that she, with the other witness subscribed above, witnessed the execution thereof.

WITNESS my hand and seal this 5th day of January, 1981.

Suzanne Beattie Knodes

SEAL

Spive A. Waters

Notary Public for South Carolina
My commission expires 9-6-88

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, *Suzanne Beattie Knodes*, do hereby certify that the within named *Cola Lee Brown* is the true and lawful owner of the within premises and that she, with the other witness subscribed above, witnessed the execution thereof.

GIVEN under my hand and seal this

day of

SEAL

COUNTY

1981

Notary Public for South Carolina
My commission expires

RECORDED JAN 7 1981

1981

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4327 RV.2