

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

1143 PAGE 547

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

REC
S.C.
3:09 PM '81
DEPT. OF REVENUE
RECORDS & DEEDS

KNOW ALL MEN BY THESE PRESENTS, that We, HAROLD E. CHARPIA and GLORIA A. CHARPIA

In consideration of One (\$1.00) Dollar and assumption of mortgage, and Dollars,
in satisfaction of mortgages 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 M. FLYNN, his heirs and assigns:

All that certain piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 76 of a subdivision known as DOVE TREE, plat of which is recorded in the RMC Office for Greenville County in plat book 4 B at page 8.

This is the same property conveyed to grantors by W. N. Leslie, Inc. by deed dated December 13, 1974 and recorded December 13, 1974 in deed volume 1011 at page 711 in the RMC Office for Greenville County, S. C., and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat, or on the premises.

11(195) 540-10-1-79

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage given by Harold E. Charpia and Gloria A. Charpia to Fidelity Federal Savings and Loan Association in the original amount of \$50,000.00 dated Oct. 8, 1976 recorded October 14, 1976 in mortgage volume 1380 at page 472 in the RMC Office for Greenville County, S. C. on which there is a balance due of approximately \$49,061.64.

As further consideration for this conveyance, the grantee herein agrees to satisfy the mortgages executed by Harold E. Charpia and Gloria A. Charpia to the grantee herein as follows:

1. Mortgage in the original amount of \$18,500.00 dated December 3, 1979 and recorded December 4, 1979 in mortgage volume 1490 at page 362 in the RMC Office for Greenville County, S. C. on which there is a balance due of approximately \$20,343.38;
2. Mortgage in the original amount of \$1,600.00 dated December 21, 1979 and recorded December 21, 1979 in mortgage volume 1491 at page 893 in the RMC Office for Greenville County, S. C. on which there is a balance due of approximately \$1,752.58;
3. Mortgage in the original amount of \$8,000.00 dated June 10, 1980 and recorded June 13, 1980 in mortgage volume 1595 at page 173 in the RMC Office for Greenville County, S. C. on which there is a balance due of approximately \$8,465.73.

GRANTEE'S address: 106 W. Stone Avenue, Greenville SC 29609

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 12 day of FEBRUARY, 1981

SIGNED, sealed and delivered in the presence of

David H. Wilkins

Harold E. Charpia
Harold E. Charpia

(SEAL)

Burda L. Stone

Gloria A. Charpia
Gloria A. Charpia

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Perceally appeared the und grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written and above, witnessed the execution thereof

SWORN to before me this 12 day of FEBRUARY, 1981

David H. Wilkins

(SEAL)

Burda L. Stone

Notary Public for South Carolina
My commission expires 7/11/82

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 grantor(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 12 day of FEBRUARY, 1981

David H. Wilkins

(SEAL)

Gloria A. Charpia
Gloria A. Charpia

Notary Public for South Carolina
My commission expires 7/11/82

RECORDED IN DEED BOOK 1011 PAGE 547
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