

✓ TITLE TO REAL ESTATE - Griffin & Howard, 111 Pelting Street, Greenville, S.C.

216 Cameron Brown  
4300 S. W. Forks Rd  
1148-377  
Raleigh, NC

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

12:06 PM '81

KNOW ALL MEN BY THESE PRESENTS, that Marvin E. Cannon

in consideration of Seventeen thousand six hundred forty two and 85/100 -----Dollars,  
plus assumption of mortgage as recited hereinbelow (\$17,642.85)-----

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James Eugene Wiggins, III and Elizabeth K. Wiggins, their heirs and assigns forever:

All that piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 22 on Plat of Augusta Heights, plat of which is recorded in Plat Book K, at Page 88, and having, according to said plat, the following metes and bounds, to wit:

Beginning at the iron pin on the southerly side of Waverly Court, joint front corner of Lots 21 and 22, and running thence S. 26-38 E. 168 feet to an iron pin; thence N. 62-20 E. 60 feet to an iron pin; thence N. 26-38 W. 168 feet to an iron pin on Waverly Court, joint front corner of Lots 22 and 23; and thence along Waverly Court S. 62-20 W. 60 feet to an iron pin, the point of beginning.

14(519) 212-4-46

This is the same property conveyed to the grantor herein by deed of Virgil Wayne Phillips and Faye C. Phillips dated August 18, 1970 and recorded in the RMC Office of Greenville County in Deed Book 897 at Page 107.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

Grantee herein assumes and covenants to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Eddie B. and Joann T. Brown and delivered to Cameron Brown in the amount of \$10,650.00 dated May 13, 1963 and that certain deed of trust, securing said promissory note of even date therewith, upon the property conveyed in the deed, which deed of trust is recorded in Book 922 at Page 293, in the Greenville County Register of Deeds Office, including, but not limited to, the obligation to repay the debt with a balance of \$6,307.15.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 20 day of May 19 81.

SIGNED, sealed and delivered in the presence of:

Clark Howard  
Patricia S. Spruwell

Marvin E. Cannon (SEAL)

NOTARY PUBLIC

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } PROBA

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

SWORN to before me this 20th day of May 19 81.

Clark Howard (SEAL)

Patricia S. Spruwell

Notary Public for South Carolina  
My commission expires: 3-19-91

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER GRANTOR & WIFE

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, 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 19 day of 19

Clark Howard (SEAL)  
Notary Public for South Carolina.  
My commission expires:

RECORDED this 20th day of May, 1981

at 12:06 P/M 32300

0372

4328 RV-23