

123 Princeton Avenue, Greenville, SC 29607

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE FILED }
GREFNV

1195-471

KNOW ALL MEN BY THESE PRESENTS, that Thomas Lee Hansen and Mary F. Hansen

AUG 31 2 31 PM '83

DENNIS J. PEGRAM, Notary Public

in consideration of Twenty-four Thousand, Eight Hundred Sixty-three and 38/100ths Dollars,
(\$24,863.38) plus assumption of mortgage as noted 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 Dennis J. Pegrarn and Ina C. Pegrarn, their heirs and assigns forever:

ALL that certain piece, parcel and lot of land with all improvement thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northwestern side of Princeton Avenue, and being known and designated as Lot 32 according to a plat of College Heights Subdivision recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, Page 75, reference to said plat being hereby craved for the metes and bounds description of said lot.

DERIVATION: This being the same property conveyed to Grantors herein by deed of Ripley L. Fleming and Rebecca C. Fleming as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1064, Page 594 on September 12, 1977.

This property is conveyed subject to all rights of way, easements, conditions, public roads, restrictive covenants, zoning ordinances and other matters of public record or actually existing on the ground of the subject property.

The Grantees herein, by the acceptance of this deed, specifically assume and agree to pay the indebtedness due under the terms of a mortgage given by Grantors to Carolina National Mortgage Investment Co., Inc., said mortgage being recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1409, Page 602 on September 12, 1977, which mortgage has a present balance of \$25,036.62. The Grantees also hereby assume the obligations of the Grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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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 29th day of August 1983

SIGNED, sealed and delivered in the presence of:

Beverly A. Coppin
Timothy H. Jan

Thomas Lee Hansen (SEAL)
(Thomas Lee Hansen)
Mary F. Hansen (SEAL)
(Mary F. Hansen) (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 29th day of August 1983

Timothy H. Jan (SEAL)
Notary Public for South Carolina.

Beverly A. Coppin

My commission expires 10/14/86

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this
29th day of August 1983
Timothy H. Jan (SEAL)
Notary Public for South Carolina.

Mary F. Hansen
(Mary F. Hansen)

My commission expires 10/14/86

RECORDED this _____ day of _____ 19____, at _____ M., No _____

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