

Route 12, 6 Hall Road, Greenville, SC 29609

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that David W. Collins and Louise T. Collina

in consideration of Ten Thousand Six Hundred Seventy-two and 61/100---(\$10,672.61) Dollars, and assumption of mortgage 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

Judith A. Dauphinais, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being on the south side of Tryon Avenue, Greenville County, South Carolina, being shown and designated as Lot 3 on a plat of John R. and Ollie L. Childress Property, prepared by Freeland & Association Dated August 10, 1969 (not recorded), and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Tryon Avenue, joint front corner of Lots 3 and 4, and running with the line of Lots 3, 4, and 5, S. 17-08 W. 61.1 feet to an iron pin; thence S. 30-51 W. 82.4 feet to an iron pin; thence with the rear line of Lot 3, N. 65-00 W. 49.6 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the common line of said lots, N. 03-02 E. 105.0 feet to an iron pin on the southern side of Tryon Avenue; thence with said Avenue N. 88-00 E. 99.8 feet to an iron pin, the point of beginning.

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This is the same property conveyed to the Grantors by Lonny L. Brown and Linda Brown by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1161, at page 907, on February 3, 1982.

This conveyance is made subject to such easements, restrictions, zoning ordinances, reservations and/or rights of way as may appear of record or on the premises.

This grantee assumes and agrees to pay the balance due on that certain mortgage to Charter Mortgage Company in the original amount of \$18,900.00, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1476, at page 943, on August 14, 1979, said mortgage having a present principal balance of \$18,327.39.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 26th day of March, 1984

SIGNED, sealed and delivered in the presence of:

Elizabeth Johnson (Signature)

David W. Collins (SEAL)
Louise T. Collins (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)' 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 26th day of March, 1984

Elizabeth Johnson (Signature) (SEAL)

(Signature)

Notary Public for South Carolina
My commission expires 3-28-89

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)' 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 26 day of March, 1984

(Signature) (SEAL)

Louise T. Collins (Signature)

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

RECORDED 3 MR27 84 022

RECORDED this day of 19 at M., No.

943

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