

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

SEP 3 10 36 AM '81

1151-551

VOL 1684 PAGE 685

KNOW ALL MEN BY THESE PRESENTS, that ~~WE, H. J. MARTIN and JOE O. CHARPING~~ ^{DOROTHY J. MARTIN and JOE O. CHARPING}

in consideration of Three Thousand one hundred fifty-two & 59/100(\$3,152.59) ----- Dollars,
AND ASSUMPTION OF MORTGAGE

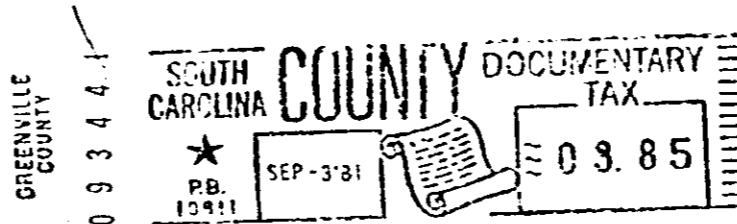
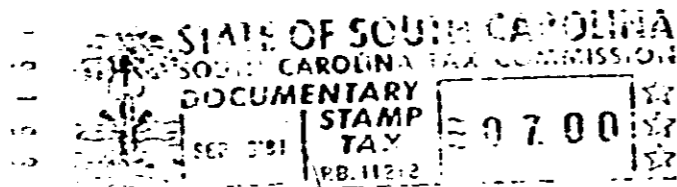
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto DELANO L. SIZER and GLORIA ANN SIZER, their heirs and assigns:

All that certain lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 35 as shown on plat of ADAMS MILL ESTATES recorded in plat book 4-R page 31 of the RMC Office for Greenville County, S. C.

This is one of the lots conveyed to grantors by W. D. Erwin by deed dated Sept. 24, 1980 recorded Sept. 25, 1980 in deed book 1134 page 127 of 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.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage held by Fidelity Federal Savings and Loan Association (now American Federal Savings and Loan Association) in the original amount of \$57,000 dated October 23, 1980 recorded October 23, 1980 in mortgage vol. 1521 page 700 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$56,797.41.

Grantees' address: 129 Amberwood Lane
Mauldin, S. C. 29662



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 3 day of SEPTEMBER 19 81

SIGNED, sealed and delivered in the presence of:

Dorothy J. Martin (SEAL)
H. J. Martin (SEAL)
Joe O. Charping (SEAL)
Joe O. Charping (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 3 day of SEPTEMBER 19 81

Dorothy J. Martin (SEAL) W. W. Wilkins
Notary Public for South Carolina
My commission expires: 10-10-89

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3

day of SEPTEMBER 19 81
Dorothy J. Martin (SEAL) Elsie Mae B. Charping
Dorothy J. Martin
Notary Public for South Carolina
My commission expires: 10-10-89

RECORDED SEP 3 1981 by of _____ 19 _____ at 10:36 A. M. No _____

RECORDED OCT 5 1984 at 10:00 A.M. 10-188

4328-N-2