



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

FILED GREENVILLE CO. S. C.

DEC 4 10 35 AM 1957

That I, O. G. PENEGAR, JR.

in consideration of the sum of FOUR THOUSAND THREE HUNDRED ONE & 30/100 (\$4,301.30) and assumption of mortgage debt as set forth below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WILLIAM R. CHAPMAN, his Heirs and Assigns Forever:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Northeast side of Brookside Way, in sub-division known as Marshall Forest, and being shown as all of Lots 73, 74 and 75, and part of Lot 72 on plat of said sub-division prepared by Dalton & Neves, Engineers, in October, 1928, which plat is recorded in the R. M. C. Office, Greenville County, South Carolina, in Plat Book H, at Pages 133-134, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Brookside Way at the joint front corners of Lots 71 and 72; thence along said Brookside Way, N. 62-19 W. 60.8 feet to an iron pin at the joint front corner of Lots 73 and 74; thence continuing along said Brookside Way, N. 36-25 W. 50.5 feet to an iron pin at the joint front corner of Lots 76 and 75; thence with the joint line of said Lots N. 45-20 E. 303.5 feet to an iron pin on the Southwest side of a reservation for utilities; thence with said reservation for utilities, S. 54-40 E. 75.8 feet to an iron pin at the joint rear corner of Lots 72 and 73; thence through Lot 72 in a Southwesterly direction 312 feet, more or less, to said iron pin at the joint corner of Lots 72 and 71, point of beginning.

Being the identical property conveyed to the Grantor by deed of Stanley M. Worsham, dated June 18, 1955, recorded in said R. M. C. Office in Deed Book 530, at Page 206.

As part of the consideration for this transfer, the Grantee assumes and agrees to pay the balance due on that certain mortgage executed by the Grantor in favor of Fidelity Federal Savings and Loan Association, July 20, 1955, in the original sum of \$22,000.00, which mortgage is recorded in Deed Book 530, at Page 206, and upon which mortgage there is presently due a balance of \$ 21,198.70.

This conveyance is made subject to such rights of way for utility purposes and such recorded restrictions as may appear of record in said R. M. C. Office.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and HIS Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 3rd day of December in the year of our Lord One Thousand Nine Hundred and Fifty-Seven.

Signed, Sealed and Delivered in the Presence of

Signatures of P. Bradley Morrah, Jr. and Ione Baker, with seals and five South Carolina Documentary Stamps.

State of South Carolina, Greenville County

Personally appeared before me Ione Baker

and made oath that she saw the within named grantor(s) O. G. Penegar, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this 3rd day of December, A. D. 1957. Notary Public for South Carolina

Signature of Ione Baker

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, P. Bradley Morrah, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Edith S. Penegar wife of the within named O. G. Penegar, Jr. did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto William R. Chapman, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of December, A. D. 1957. Notary Public for South Carolina

Signature of Edith S. Penegar

Recorded this 4th day of December 1957 at 10:35 A.M., No. 28234