

FILED

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

5 8 59 PM
JOHN S. TANNERSLEY
R.H.S.

VOL 975 PAGE 651

KNOWN ALL MEN BY THESE PRESENTS, that **Donivan P. Dempsey, Jr. and Mary M. Dempsey,**

in consideration of Six Thousand Seven Hundred and No/100---(\$6,700.00)----- Dollars, and the assumption of a mortgage as 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 **Charles E. Bogard and Gladys Ellen M. Bogard, their heirs and assigns forever:**

ALL that certain piece, parcel or lot of land situate, lying and being on the southwest side of Rocky Knoll Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 68, on a Plat of Pecan Terrace recorded in the RMC Office for Greenville County, in Plat Book "GG," Page 9, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwest side of Rocky Knoll Drive, joint front corner of Lots Nos. 68 and 69, and running thence S. 64-34 W. 150 feet to an iron pin in line of Air Base Railroad right-of-way; thence along said right-of-way, S. 25-26 E. 100 feet to an iron pin; thence N. 80-01 E. 40.2 feet to an iron pin; thence N. 45-32 E. 126.8 feet to an iron pin on the southwest side of Rocky Knoll Drive; thence along the curve of said Drive, N. 32-43 W. 70 feet to an iron pin, the point of beginning.

155-321-6-10

And being the same property conveyed by Arthur L. Scifres to Donivan P. Dempsey, Jr. and Mary M. Dempsey, by deed dated March 25, 1968, recorded in said RMC Office in Deed Book 840 at Page 304.

As a part of the consideration for this conveyance, Charles E. Bogard and Gladys Ellen M. Bogard assume and agree to pay the balance of \$7,477.34 due on a note and mortgage executed by Kenneth E. Pope to C. Douglas Wilson & Co., dated January 31, 1964, in the original sum of \$8,950.00, the mortgage being recorded in said RMC Office in Mortgage Book 947 at Page 541.

This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property.



Greenville County
Stamps
Paid \$ 7.70
Act No. 330 Sec. 1

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 4th day of June 1973

SIGNED, sealed and delivered in the presence of:

E. Randolph Stone (SEAL)
Jane M. Bouley (SEAL)
Donivan P. Dempsey, Jr. (SEAL)
Mary M. Dempsey (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 4th day of June 1973, by Donivan P. Dempsey, Jr., and Mary M. Dempsey.

E. Randolph Stone (SEAL)
Notary Public for South Carolina
My Commission expires January 4, 1981.

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, 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

4th day of June 1973

E. Randolph Stone (SEAL)
Notary Public for South Carolina

My commission expires: January 4, 1981

Mary M. Dempsey
Mary M. Dempsey

RECORDED this 5th day of June 1973, at 8:59 A. M., No. 35030