

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that JOHN R. COOLEY

in consideration of Five Thousand Nine Hundred Fifty-nine and 96/100ths (\$5,959.96) - Dollars and assumption of mortgage indebtedness as set forth 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 FRED J. FRADY and FRANCES B. FRADY, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northeastern side of Gravely Street, in Greenville County, South Carolina, being shown and designated as Lot No. 3 on a plat of PROPERTY OF JOHN R. COOLEY AND ROBERT E. OSBON, made by Freeland & Associates, dated March 6, 1975, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-D, page 67, and having according to said plat the following metes and bounds, to-wit:

- 289 - 618 - 2 - 9.2 -> 0.58 AC
OUT OF 618 - 2 - 9.1

BEGINNING at an iron pin on the northeastern side of the right of way of Gravely Street at the joint front corner of Lots Nos. 3 and 4 and running thence with the common line of said lots, N. 29-04 W., 210.0 feet to an iron pin; thence S. 60-56 W., 120.0 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence S. 29-04 W., 210.0 feet to an iron pin on the northeastern side of the right of way of Gravely Street; thence along the northeastern side of Gravely Street, N. 60-56 E., 120.0 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to the Grantor by deed of Robert E. Osbon recorded in Deed Book 1020, page 511 and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1976 and subsequent years.

As a part of the consideration for this deed, the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage given to Family Federal Savings & Loan Association, dated October 23, 1975, recorded in Mortgage Book 1351, page 892, with a principal balance of \$28,000.00, which has a present balance due in the sum of \$27,740.04.

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 assigns against the grantor(s) and the grantor(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 30th day of December 19 75.
Signed, sealed and delivered in the presence of
Jack H. Mitchell (SEAL) John R. Cooley
Carolyn D. Foster (SEAL) John R. Cooley



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 30th day of December 1975

Jack H. Mitchell (SEAL)
Notary Public for South Carolina
My commission expires: 11/8/82

Carolyn D. Foster

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 30th day of December 19 75

Jack H. Mitchell (SEAL)
Notary Public for South Carolina
My commission expires: 11/8/82
RECORDED this day of JAN 14 1976



Barbara B. Cooley
Barbara B. Cooley
3:42 P.M. No. 660
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