

JAN 18 4 58 PM 1979
WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.
R.M.C. TANKERSLEY

TITLE TO REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

VOL. 1035 PAGE 624

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that WE, HAROLD E. CHARPIA, JR. & CHERYL GAYE CHARPIA

in consideration of FORTY TWO HUNDRED (\$4200.00) and assumption of mortgage Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JOHN M. FLYNN, his heirs and assigns:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Winterfield Place and being known and designated as Lot No. 223 on a plat of PEPPERTREE, Section-2, Subdivision, made by Piedmont Engineers & Architects, dated June 15, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-R at page 19, and the revised plat thereof recorded in the RMC Office for Greenville County in Plat Book 4-X at page 3 and also shown on a plat entitled "Property of Richard L. Fox" made by Campbell & Clarkson, Surveyors, Inc., dated Sept. 24, 1973, recorded in the RMC Office for Greenville County in Plat Book 5-C page 106, and having according to the revised plats, the following metes and bounds, to-wit: — 276 - T 27.1 - 1 - 65

Beginning at an iron pin located on the southern side of Winterfield Place at the joint front corner of Lots Nos. 222 and 223 and running thence with the common line of said lots, S. 20-11 E. 162.1 feet to an iron pin; thence S. 86-17 E. 38 feet to an iron pin at the joint rear corner of Lots Nos. 223 and 224; thence with the common line of said Lots N. 1-33 W. 160.9 feet to an iron pin on the southern side of Winterfield Place; thence along the southern side of Winterfield Place, N. 89-00 W. 40 feet to an iron pin; thence continuing along the southern side of Winterfield Place, S. 82-00 W. 50 feet to an iron pin, the point of beginning.

This is the same property conveyed to grantors by Davidson Enterprises, Inc. by deed dated Sept 8, 1978 in deed vol. 1087 page 74 of the RMC Office for Greenville County SC 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 grantee herein assumes and agrees to pay that certain mortgage given by Richard L. & Judith L. R. Fox to Carolina National Mortgage Investment Co., Inc. in the original amount of \$31,350.00 recorded 10/25/73 in mortgage vol. 1293 page 775, on which there is a balance due of \$29,375.96.

Grantee's address: 106 W. Stone Ave
Greenville, S. C. 29609

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN 18 79 \$ 99.00

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(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 18 day of January, 19 79.
SIGNED, sealed and delivered in the presence of:
David H. Wilkins (SEAL)
Denotia C. Hall (SEAL)
Harold E. Charpia, Jr. (SEAL)
Cheryl Gaye Charpia (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 18 day of January 19 79
David H. Wilkins (SEAL)
Denotia C. Hall
Notary Public for South Carolina
My commission expires: 1/11/82

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 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 18 day of January 19 79
David H. Wilkins (SEAL)
Cheryl Gaye Charpia

RECORDED this 18 day of JAN 18 1979
at 4:58 P.M.

GREENVILLE COUNTY
JAN 18 1979
\$ 04.95

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