

ADDRESS OF GRANTEE: P. O. Box 1912, Greenville, South Carolina 29602

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C.

1143-350

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S. C.

FEB 27 AM '81

WHSLEY

KNOW ALL MEN BY THESE PRESENTS, that I, Pegina P. Cothran (formerly Pegina Gail Prater)

in consideration of Eighteen Thousand Three Hundred Sixty Five and 35/100 (\$18,365.35) Dollars and assumption of mortgage 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 James P. Mullinnix, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the northwestern side of Putledge Avenue, County of Greenville, State of South Carolina, and being shown and designated as Lot 114 on plat of "Property of J. P. Rosarond" prepared by Dalton & Neeves Engineers, and recorded in the P.C. Office for Greenville County, S. C., April 30, 1931, in Plat Book H, pages 185 and 186, and having, according to said plat, the following metes and bounds, to-wit:

12(235) 164-57

BEGINNING at an iron pin on the northwestern side of Putledge Avenue, joint front corner of Lots 113 and 114; and running thence along the corner line of said lots N. 22-30 E. 65.1 feet to an iron pin, joint rear corner of lots 114 and 115; thence with the corner line of said lots S. 64-45 W. 161.2 feet to an iron pin on the northwestern side of Putledge Avenue; thence with the northwestern side of said Avenue S. 25-15 W. 65 feet to an iron pin, the point of beginning.

This being the same property conveyed to Wayne C. Prater and Pegina R. Prater by John E. Lezan dated 6/26/65 and recorded 6/28/65 in Deed Book 776 at Page 355; a one-half interest being subsequently deeded by Wayne C. Prater to Pegina P. Prater 11/14/74 and recorded 6/13/75 in Deed Book 1019 at Page 795.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above-described property.

Grantee herein jointly and severally hereby assumes and covenants to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Wayne C. Prater and Pegina R. Prater and delivered to Cameron-Crown Company in the amount of \$7,700.00, dated June 26, 1965, and that real estate mortgage securing said promissory note of even date therewith, upon the property conveyed in the deed, which mortgage is recorded in Mortgage Book 999 at Page 211, and having a present principal balance of \$5,134.45.

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 grantee(s) do hereby bind the grantee(s) and the grantee(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 assigns against 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 grantee(s)'s hand and seal this 27th day of February 1981

SIGNED, sealed and delivered in the presence of

Pegina P. Cothran (formerly Pegina Gail Prater)

[Signatures of witnesses]

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantee(s) sign, seal and to the grantee(s)'s act and deed before the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of February 1981

[Signature of Notary Public]

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT APPLICABLE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantee(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she (she) does freely, voluntarily, and without any compulsion, fraud or fear of any person, whatsoever, 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 in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

27th day of February 1981

Notary Public for South Carolina

My commission expires FEB 27 1981

at 9:57 A.M.

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