

TITLE TO REAL ESTATE—Offices of Leatherwood, Walter, Todd & Mann, Attorneys at Law, Greenville, S. C.

610 Don Dr., Greenville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY, S. C.

AUG 28 11 21 AM '81

154-223

For True Consideration See Affidavit
Book 41 Page 243

KNOW ALL MEN BY THESE PRESENTS, that JAMES A. FERGUSON and LOUISE M. FERGUSON, HUSBAND AND WIFE, CARROLL

in consideration of TEN (\$10.00) ----- Dollars,
and other valuable consideration and assumption of mortgage hereinafter set forth

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto PATRICIA C. COTTINGHAM, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina on the southern side of Don Drive, being known and designated as Lot No. 63, Section A, according to a map of Gower Estates Subdivision as shown on a plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 146 and 147 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Don Drive at the joint front corner of Lots Nos. 63 and 64 and running thence with the line of said lots S. 0-43 W. 180 feet to an iron pin; thence S. 76-41 E. 66 feet to an iron pin, joint rear corner of Lots Nos. 62 and 63; thence with the joint line of said lots N. 17-17 E. 178.8 feet to an iron pin on the southern side of Don Drive; thence with said Drive N. 74-26 W. 78.1 feet to an iron pin; thence continuing with said Drive N. 35-99 W. 40 feet to the point of beginning.

Being the same property conveyed to the Grantor herein by Deed of James A. Ferguson and Louise M. Ferguson dated March 9, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1144 at Page 24.

As part of the consideration herein, the Grantee agrees to assume that certain mortgage given by the Grantor herein to Perpetual Federal Savings and Loan Association, said mortgage being dated March 9, 1981 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1534, at page 739 and having a present outstanding balance of \$38,134.61.

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 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(s) and seal(s) this 27th day of August, 1981.

SIGNED, sealed and delivered in the presence of:

Carolyn H. Carroll (SEAL)
Carolyn H. Carroll
Carolyn D. Foster (SEAL)
Carolyn D. Foster (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 27th day of August, 1981

Carolyn D. Foster (SEAL)
Carolyn D. Foster
Notary Public for South Carolina
My commission expires: 1/1/82

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTOR WOMAN
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

10816275
STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$6.00
AUG 28 1981

GREENVILLE COUNTY
093311
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ AUG 28 81
P.B. 12811
35.20

5355

RECORDED AUG 28 1981 at 11:21 A.M.