

FEB 27 11 09 AM 1967

BOOK 814 PAGE 416

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

OLLIE FARNSWORTH
R.M.C.

Know All Men by These Presents:

COUNTY OF GREENVILLE

That we, Gary D. Hart and Cecelia K. Hart,

in the State aforesaid,
in consideration of the sum of Two Thousand and No/100 (\$2,000.00)----- DOLLARS,
and assumption of mortgage,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

JIMMY D. CHARPING AND ANNE R. CHARPING, THEIR HEIRS AND ASSIGNS, FOREVER:

All that piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northern side of Idlewild Avenue, being shown and designated as Lot No. 47, on plat of Oakwood Acres, Section II, recorded in the RMC Office for Greenville County, S. C., in Plat Book "DDD", at Page 113, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Idlewild Avenue at the joint front corner of Lots Nos. 46 and 47, and running thence with the line of Lot No. 46 N. 0-40 W. 188.3 feet; thence with the rear line of Lot No. 43, N. 35-30 E. 55.6 feet to an iron pin; thence with the line of Lot No. 42 N. 54-22 E. 61.2 feet to an iron pin at the joint rear corner of Lots Nos. 47 and 48; thence with the line of Lot No. 48 S. 6-23 E. 260 feet to an iron pin on the northern side of Idlewild Avenue; thence with the northern side of Idlewild Avenue S. 83-37 W. 90 feet to the point of BEGINNING.

The within conveyance is subject to utility easements, rights-of-way, and restrictions of record.

As a part of the consideration, the grantees assume and agree to pay the balance due on that certain mortgage from the grantors to Carolina Federal Savings & Loan Association of Greenville, S. C., said mortgage being in the original amount of \$12,800.00, and being recorded on April 28, 1964, in the RMC Office for Greenville County, S. C., in Mortgage Book 956, at Page 495, the balance due thereon and being hereby assumed is \$12,130.50.

The grantors hereby transfer and set over to the grantees the escrow account and insurance policy in connection with the above loan.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, 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 24th day of February, 1967

Gary D. Hart (Seal)
Cecelia K. Hart (Seal)

Signed, Sealed and Delivered in the Presence of

Grace P. Satterfield
John M. Lyman



State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 24th
day of February, A. D., 1967

John M. Lyman (Seal)
Notary Public for South Carolina

Grace P. Satterfield

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 24th
day of February, A. D., 1967

John M. Lyman (Seal)
Notary Public for South Carolina

Cecelia K. Hart

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____, 1967, at 11:09 A.M. M., No. 20624

Recorded this 27th, day of February

-276-733-2-154