

STATE OF SOUTH CAROLINA

CONNIE S. TAYLOR ROSEY R.M.C.

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that WALTER L. WREN and MARGARET P. WREN

in consideration of Eight Thousand Four Hundred Forty-four & 88/100 (\$8,444.88) ---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 PAUL MESSICH, JR. and NADINE R. MESSICH, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Oakwood Avenue, being shown and designated as Lot No. 28 on a plat of OAKWOOD ACRES, Made by J. Mac Richardson, Surveyor, dated September, 1959, recorded in the RMC Office for Greenville County, S. C., in Plat Book MM, page 135, and having according to said plat the follow-ng metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Oakwood Avenue at the joint front corners of Lots Nos. 27 and 28 and running thence along the common line of said lots, N. 22-22 W., 180.9 feet to an iron pin; thence along the line of Lot No. 8, S. 67-05 W., 107 feet to an iron pin at the joint rear corners of Lots Nos. 28 and 29; thence along the common line of said lots, S. 15-48 E., 208.8 feet to an iron pin on Oakwood Avenue; thence along the northwestern side of Oakwood Avenue, N. 54-22 E., 74.6 feet to a point; thence continuing along said side of said Avenue, N. 56-49 E., 58 feet to an iron pin, the point of beginning.

The above property is the same conveyed to Grantors by deed recorded in Deed Book 928, page 407, in the RMC Office for Greenville County, S. C., 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 ground affecting said property.

The Grantees agree to pay Greenville County property taxes for the tax year 1975 and subsequent years.

As a part of the consideration for this deed the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given to First Federal Savings & Loan Association by Walter L. Wren and Margaret P. Wren, in the original sum of \$19,750.00, recorded (OVER)

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 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 3rd day of July 1975 Signed, sealed and delivered in the presence of Constance G. Mc Bride (SEAL) Walter L. Wren (SEAL) Margaret P. Wren (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 3rd day of July 19 75.

Constance G. Mc Bride (SEAL) Notary Public for South Carolina My commission expires: 5/22/83

John M. Dillard

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the under-signed Notary Public, do hereby certify unto all whom it may concern, that the under-signed wife (wivest) 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

3rd day of July 19 75 Constance G. Mc Bride (SEAL) Notary Public for South Carolina My commission expires: 5/22/83

Margaret P. Wren

RECORDED this day of 19 at M. No.

4328 RV-2