

JUL 16 10 27 AM '76
DONNIE STANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, SANDRA O. COHEN

in consideration of -- Seven Thousand Nine Hundred Ninety-Two & 15/100ths (\$7,992.15) -- Dollars,
And Assumption of Mortgage as 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

CECIL FOSTER AND EVELYN FOSTER, their heirs and assigns forever:

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, near the Town of Mauldin and being known and designated as Lot 124 according to a plat of Glendale Estates, said plat being recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 76 and 77 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Paxton Avenue and the joint front corner of Lots 123 and 124 and running thence S. 12-07 W. 175.4 feet to an iron pin; thence S. 76-31 E. 111.19 feet to an iron pin on N. Golden Strip Drive; thence along said Drive, N. 5-06 E. 154.3 feet to an iron pin; thence around the curve of intersection of N. Golden Strip Drive and Paxton Avenue, the chord of which is N. 36-24 W. 37.4 feet to an iron pin on Paxton Avenue; thence along Paxton Avenue, N. 77-53 W. 64.4 feet to an iron pin, the point of beginning. — 799-1441-1-167

As part of the consideration herein the Grantees agree to assume that certain mortgage given by Nathan Y. Cohen and Sandra O. Cohen to C. Douglas Wilson & Co., said mortgage being dated May 7, 1971 and recorded in the RMC Office for Greenville County in Mortgage Book 1189 at Page 585. There is a present outstanding balance due on said mortgage of \$17,357.85.

Being the same property conveyed to Nathan Y. Cohen and Sandra O. Cohen by deed of Willard Ramsey and Juanita Ramsey, said deed being dated May 7, 1971 and recorded in the RMC Office for Greenville County in Deed Book 914 at Page 400. The said Nathan Y. Cohen conveyed his interest in the said property to the Grantor herein by deed dated December 2, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1028 at Page 828.

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 15th day of July, 1976.

SIGNED, sealed and delivered in the presence of:

Carl S. Ferguson
Carl S. Ferguson

Greenville County
Stamps
Paid \$ 8.80
Act No. 389 Sec. 1

Sandra O. Cohen (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 15th day of July, 1976.

Carl S. Ferguson (SEAL)
Notary Public for South Carolina
My commission expires: _____

Carl S. Ferguson

STATE OF SOUTH CAROLINA
COUNTY OF _____

RENUNCIATION OF DOWER GRANTOR FEMALE

I, the undersigned Notary Public, do hereby certify that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors, and all her right and claim of dower of, in and to all and singular the premises within mentioned.

GIVEN under my hand and seal this _____ day of _____, 19 _____



Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of JUL 16 1976 19 _____ at 10:27 A. M. No. 1501

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