

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE, S. C.  
SEP 3 10 19 1976  
DONNIE S. TANKERSLEY  
R.M.C.

Charles R. Granger  
305 Gravly Drive  
Rocky Mount, N. C. 27801  
VOL 1042 PAGE 393

KNOW ALL MEN BY THESE PRESENTS, that I, FRANK E. GRANGER

in consideration of ONE (\$1.00) and assumption of mortgage Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto CHARLES R. GRANGER, his heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, state of South Carolina, being known and designated as the eastern portion of Lot No. 49 as shown on a plat of the property of the Estate of J. Rowley Yown recorded in the RMC Office for Greenville County, S. C., in plat book J at pages 258 and 259, and being more particularly described according to a plat of "Property of Joel C. Tinsley and Dora Jane Tinsley" dated July 14, 1965, prepared by R. B. Bruce, RLS, recorded in the RMC Office for said county and state in plat book KKK page 55, as follows:

Beginning at an iron pin on the southwestern side of Welcome Road 154.8 feet from the intersection of Camelot Lane and running thence with the southwestern side of Welcome Road, S. 35-04 E. 98.7 feet to an iron pin in or near a creek; thence with the creek as the line, the traverse line of which is S. 2-22 E. 397.5 feet to an iron pin; thence N. 74-04 W. 251 feet to an iron pin; thence N. 17-0 E. 310.4 feet to an iron pin; thence N. 34-36 E. 136.4 feet to the point of beginning.

164-242.2-6-15  
ALSO: All that piece, parcel or tract of land adjoining the above described property on its southern boundary, containing .4 acres, more or less, and being known and designated as a portion of Lot No. 12 as shown on a plat of the subdivision of the property of James A. Cresswell and Bernice M. Cresswell made by J. C. Hill, Engineer, on October 5, 1955 and according to a more recent survey made by Carolina Surveying Company on January 31, 1974 recorded in Plat Book 5 E at page 84 of the RMC Office for Greenville County, S. C., having the following metes and bounds, to-wit: BEGINNING at an iron pin on the northeast corner of said tract and the southeast corner of the above described tract of Tinsley land, and running thence with said property N. 74-04 W. 180.1 feet to an iron pin; thence S. 23-34 W. 84.4 feet to an iron pin in line of property now or formerly of Holland Reeves and Louise Reeves; thence S. 74-00 E. 218.6 feet to an iron pin; thence N. 2-30 W. 86.2 feet to an iron pin the point of beginning. THIS IS THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED 7/9/76 recorded 7/9/76 in deed vol. 1039 page 368 of the RMC Office for Greenville County, S. C. and is conveyed subject to any restrictions, easements, rights of way and/or zoning ordinances that may appear of record, on the plat or on the premises. AS PART OF THE CONSIDERATION FOR THIS CONVEYANCE, the grantee herein assumes and agrees to pay that certain mortgage held by CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION, originally \$23,000 dated 3/31/75 recorded 4/1/75 in mtg vol. 1335 page 968 on which there is a balance due of approximately \$22,598.30.

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 2 day of SEPTEMBER, 19 76.

SIGNED, sealed and delivered in the presence of:  
Denobia C. Hall (SEAL)  
Frank E. Granger (SEAL)  
Joel Thompson (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) 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 2 day of September 19 76  
Denobia C. Hall (SEAL)  
Notary Public for South Carolina  
My commission expires: 11-12-79  
Joel Thompson

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) 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 2 day of September, 19 76  
Denobia C. Hall (SEAL)  
Notary Public for South Carolina  
My commission expires: 11-12-79  
Barbara B. Granger

RECORDED this SEP 3 1976 day of 10:19 A. M. No. 6331

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