

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

REC'D
FEB 11 '80
SLEY

BOOK 1125 PAGE 184

KNOWN ALL MEN BY THESE PRESENTS, that Wilmer H. Fann and Katherine F. Fann

in consideration of One _____ Dollars,
(\$1.00) and assumption of one-half the balance of note and mortgage,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
release unto Gary Randal Watkins and Jennifer Kaye Watkins, their heirs and assigns forever;
an undivided one-half interest in and to:

ALL those piece, parcels or lots of land situate, lying and being on the northwestern side
of Regent Drive, in Paris Mountain Township, near the City of Greenville, County of Green-
ville, State of South Carolina, being known and designated as Lots Nos. 56 and 57 of a sub-
division known as Edgefield, and having, in the aggregate, according to a plat of said sub-
division, prepared by Piedmont Engineering Service, dated March 1957, revised September 1957,
and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book NN, Page
195, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Regent Drive at the joint front corner
of Lots. Nos. 55 and 56 and running thence with the line of Lot No. 55, N. 49-15 W. 213.5
feet to an iron pin; thence S. 42-47 W. 127.6 feet to an iron pin in the rear line of Lot
No. 57; thence S. 35-29 W. 72.9 feet to an iron pin at the joint rear corner of Lots Nos.
57 and 58; thence with the line of Lot No. 58, S. 49-15 E. 210.9 feet to an iron pin on the
northwestern side of Regent Drive; thence with the northwestern side of Regent Drive, N.
40-45 E. 200 feet to the point of beginning; being the same conveyed to us by Furman Univer-
sity by deed dated June 11, 1968, and recorded in the RMC Office for Greenville County in
Deed Vol. 845, Page 636.

13-312-411-1-10, 11

THIS conveyance is made subject to "Protective Covenants Applicable to Edgefield" recorded
in the RMC Office for Greenville County in Deed Book 576, Page 149; to "Amendment to
Protective Covenants Applicable to Edgefield" recorded in the RMC Office for Greenville
County, South Carolina in Deed Book 587, Page 178; and to drainage and utility easements,
including water lines (if any) shown on the aforesaid plat.

AS a part of the consideration for this conveyance, the grantees expressly assume and agree
to pay one-half (1/2) the balance due on that certain note and mortgage, in the original sum
of \$23,200.00 given to Fidelity Federal Savings and Loan Association of Greenville and
recorded in the RMC Office for Greenville County in Mortgage Book 1095, Page 34.

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, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 2nd day of January 19 80

SIGNED, sealed and delivered in the presence of:

Jami Placek (SEAL)
Timothy H. Farr (SEAL)

_____ (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 deed and that (s)he, with other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 2nd day of January 19 80 .

Timothy H. Farr (SEAL)
Notary Public for South Carolina 10/14/86
My commission expires: _____
Jami Placek

STATE OF SOUTH CAROLINA }
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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 whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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
2nd day of January 19 79 .
Timothy H. Farr (SEAL)

Notary Public for South Carolina 10/14/86
My commission expires: _____

RECORDED this MAY 5 1980 day of _____ 19 _____ at 4:20 P.M., No. 32259

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