

MAR 26 10 46 AM 1968

BOOK 840 PAGE 287

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That WE, ANDREW J. COLEMAN, III and D. JEAN COLEMAN

in the State aforesaid,

in consideration of the sum of Ten and No/100 (\$10.00)----- DOLLARS, and assumption of the mortgage referred to below, 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 ARNOLD WELCH and KAREN C. WELCH, their Heirs and Assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the north side of Germane Drive, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot 7 of North Garden on plat made by Woodward Engineering Company, May 1940, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book EE, Page 63, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Germane Drive, at joint front corner of Lots 6 and 7 and running thence with the line of Lot 6, N 13-47 W, 200 feet to an iron pin; thence N 76-13 E, 75 feet to an iron pin; thence with the line of Lot 8, S 13-47 E, 200 feet to an iron pin on the north side of Germane Drive; thence with the north side of Germane Drive, S 76-13 W, 75 feet to the beginning corner.

This is same property conveyed to grantors by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 783, Page 501.

The mortgagees assume and agree to pay that mortgage given by Andrew J. Coleman, III and D. Jean Coleman to Cameron-Brown Company in the original amount of \$15,200.00, recorded in the RMC Office for Greenville County in Mortgage Book 1010, Page 43, on which there remains unpaid a principal balance of \$ 14,814.66 .

This conveyance is SUBJECT tooall restrictions, set back lines, roadways, easements and rights-of-way, if any, affecting the above described property.

Grantees to pay 1968 City and County Taxes.

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 their Heirs 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 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 and seal this 20th day of March in the year of our Lord One Thousand Nine Hundred and Sixty-Eight

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Roberta W. Walker and Virginia S. Coleman.

Sealed signatures of Andrew J. Coleman, III and D. Jean Coleman.

State of Tennessee, Blount County

Personally appeared before me Roberta W. Walker

and made oath that she saw the within named grantor(s) Andrew J. Coleman, III and D. Jean Coleman sign, seal and as their act and deed deliver the within written deed, and that she, with Virginia S. Coleman witnessed the execution thereof.

Sworn to before me this 20th day of March, A. D. 1968

Notary Public for Tennessee My commission expires: 4/11/70

State of Tennessee, Blount County

RENUNCIATION OF DOWER

I, Charles A. Walker, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. D. Jean Coleman wife of the within named Andrew J. Coleman, III did this day appear before me, and 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 Arnold Welch and Karen C. Welch, their Heirs and Assigns, all her interest and estate, and also all 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 20th day of March, A. D. 1968

Notary Public for Tennessee My commission expires: 4/11/70

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 26th day of March 1968 at 10:46 A. M., No. 25047

519-280-1-18