

OLLIE FARNSWORTH
R.M.C.

TITLE TO REAL ESTATE—PREPARED BY WILKINS AND WILKINS, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that WE, GARY D. HART & CECILIA K. HART

in consideration of Three Thousand One Hundred (\$3,100.00) 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 JAMES M. COSTER & VILA O. COSTER, their heirs and assigns,

All that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot 4 on plat of Forestdale Heights made by R. K. Campbell, Engineer, December 1956 recorded in the RMC Office for Greenville County, S. C. in plat book KK at page 199 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Forestdale Drive at the joint front corner of Lots 3 and 4 and running thence with the joint line of said lot N. 4-31 E. 200 feet to an iron pin; thence S. 85-29 E. 70 feet to an iron pin corner of Lot 5; thence with the line of said lot S. 4-31 W. 200 feet to an iron pin on the north side of Forestdale Drive; thence with the north side of said street N. 85-29 W. 70 feet to the beginning corner.

This is the same lot of land conveyed to Grantors by Donald E. Baltz, Inc. by deed recorded September 22, 1967 in deed vol. 829 at page 170 of the RMC Office for Greenville County, S. C., and is conveyed subject to restrictions recorded in deed vol. 606 at page 58 and to any recorded easements or rights of way shown on the plat or on the premises.

Grantees expressly assume and agree to pay that certain mortgage given by Grantors to C. Douglas Wilson & Co. in the amount of \$15,000.00, recorded September 22, 1967 in mortgage vol. 1070 at page 115 in the RMC Office for Greenville County, S. C., on which there is a balance due of \$ 14,263.81.



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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(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 9 day of July 1971
SIGNED, sealed and delivered in the presence of:
Gary D. Hart (SEAL)
Cecilia K. Hart (SEAL)
W. W. Wilkins (SEAL)
Demobria C. Hall (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 9 day of July 1971
W. W. Wilkins (SEAL) Demobria C. Hall
Notary Public for South Carolina.
MY COMMISSION EXPIRES NOV. 23, 1980

STATE OF SOUTH CAROLINA } RENUCIATION OF DOWER
COUNTY OF GREENVILLE }
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 9 day of July 1971
W. W. Wilkins (SEAL) Cecilia K. Hart

Notary Public for South Carolina.
MY COMMISSION EXPIRES NOV. 23 1980
RECORDED this 12th day of July 19 71, at 3:54 P. M. No. #1068

276-116.2-1-38