

FILED
GREENVILLE CO. S. C.

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

VOL 975 PAGE 871

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 1 3 24 PM '73
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, A. James Nelson and Ellis L. Darby, Jr.

in consideration of Nine Thousand Seven Hundred and No/100 (\$9,700.00) Dollars,
and assumption of mortgage as set forth below,
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 A. Wingate and Ann B. Wingate, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon,
lying and being on the northeasterly side of East Woodburn Drive, near the City of Green-
ville, S. C., being known and designated as Lot No. 34 on plat entitled "Seven Oaks" as
recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, page 6, and
having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of East Woodburn Drive, said pin being
the joint front corner of Lots 33 and 34 and running thence with the northeasterly side of
East Woodburn Drive N 17-27 W 80 feet to an iron pin, joint front corner of Lots 34 and 35;
thence with the common line of said lots N 65-29 E 166.9 feet to an iron pin, the joint rear
corner of Lots 34 and 35; thence S 33-12 E 100.7 feet to an iron pin; thence S 28-59 E 28
feet to an iron pin, the joint rear corner of Lots 33 and 34; thence with the common line
of said lots S 79-24 W 200.3 feet to an iron pin, the point of beginning.

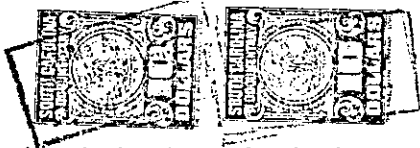
For deed into grantors, see Deed Book 962, page 339.

This conveyance is subject to all restrictions, setback, lines, roadways, easements and
right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1973 TAXES.

-276-TZ.1-1-34

As a part of the consideration herein, the grantees do hereby assume and agree to pay the
balance due of \$34,800.00 on that certain mortgage given by the grantors herein to Fidelity
Federal Savings and Loan Association in the face amount of \$34,800.00 dated and recorded
December 7, 1972, in the RMC Office for Greenville County, S. C., in Mortgage Book 1259,
page 558.



Greenville County
Stamps
Paid \$ 11.00
Act No. 380 Sec. 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of June, 1973.

SIGNED, sealed and delivered in the presence of:
Ann B. Wingate (SEAL)
James A. Wingate (SEAL)
Ellis L. Darby, Jr. (SEAL)
A. James Nelson (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 the other witness subscribed above wit-
nessed the execution thereof.

SWORN to before me this 1st day of June 1973

Donnie S. Tankersley (SEAL)
Notary Public for South Carolina
My commission expires: November 19, 1979.
Ann B. Wingate

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-
tate, 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
1st day of June 1973.
Donnie S. Tankersley (SEAL)
Notary Public for South Carolina
My commission expires: November 19, 1979.
Ann B. Wingate

RECORDED this 1st day of June 1973, at 3:24 P. M. No. 31717