

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JUL 21 10 36 AM '75  
GERARD S. LAWRENCE  
NOTARY PUBLIC

Vol 1021 538

KNOW ALL MEN BY THESE PRESENTS, that I, JOSEPH E. DIDIER,

in consideration of TEN THOUSAND NINE HUNDRED SEVENTY SEVEN & 25/100 (\$10,977.25) Dollars,  
AND ASSUMPTION OF MORTGAGE LISTED 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

LARRY D. AND GAIL H. COGGINS, their Heirs and Assigns, forever;

Greenville County  
12-10

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being on the southern side of Holgate Drive and being known and designated as Lot No. 23, Section III, on a plat of WADE HAMPTON GARDENS SUBDIVISION, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book YY, at page 179, and having, according to said plat, the following metes and bounds, to-wit:



BEGINNING at an iron pin on the southern side of Holgate Drive at the joint front corner of Lots 22 and 23, and running thence with the common line of said lots, S 15-27 E 155 feet to an iron pin at the joint rear corner of said lots; thence S 81-18 W 100.2 feet to an iron pin on Holgate Court at the joint front corner of Lots 23 and 24; thence with the curves of Holgate Court, the chords of which are, N 35-51 W 72.8 feet; N 15-27 W 50 feet; N 29-35 E 35.5 feet to an iron pin on Holgate Drive; thence with said Drive, N 74-33 E 100 feet to the point of beginning and being the same conveyed to the Grantor herein in Deed Book 975, at page 117.

AS A part of the consideration herein, the Grantees herein assume and agree to pay the balance due on that certain mortgage in favor of Fidelity Federal Savings and Loan Association recorded in Mortgage Book 1278, at page 213, which balance assumed as of this date, is \$24,522.75.

THIS conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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 16<sup>th</sup> day of July, 1975.

SIGNED, sealed and delivered in the presence of:  
Joseph E. Didier (SEAL)  
RUBY BEAK (SEAL)  
Margaret M. Lewis (SEAL)  
LOUISIANA (SEAL)

STATE OF ~~SOUTH CAROLINA~~ LOUISIANA PROBATE  
COUNTY OF ~~GREENVILLE~~ EAST BATON ROUGE  
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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.  
SWORN to before me this 16<sup>th</sup> day of July, 1975.  
Notary Public for South Carolina, Louisiana (SEAL)  
My commission expires July 1975

STATE OF SOUTH CAROLINA }  
COUNTY OF EAST BATON ROUGE }  
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 singular the premises within mentioned and released.  
GIVEN under my hand and seal this 16<sup>th</sup> day of July, 1975.  
Notary Public for South Carolina, Louisiana (SEAL)  
My commission expires July 1975

RECORDED this JUL 21 1975 at 10:36 A.M., No. 1071

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