

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

Greenville County
 \$ 8.80
 Oct 10 1976 Sec. 1

KNOWN ALL MEN BY THESE PRESENTS, that we, Allan H. Cole and Sylvia G. Cole

in consideration of *Seven thousand seven hundred sixteen & 30/100* and the assumption of a mortgage as set out 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 T. Farrar and Roxanne C. Farrar, their heirs and assigns, forever:

ALL that piece, parcel or lot of land in the Town of Simpsonville, County of Greenville, State of South Carolina, situate, lying and being in the western corner of the intersection of Aster Drive and Coralvine Road and being known and designated as Lot No. 24 on a plat of POINSETTIA Subdivision, Section I, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "BBB" at Page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Coralvine Road at the joint front corner of Lots 23 and 24 and running thence with the common line of said Lots N. 13-06 W. 171.7 feet to an iron pin at the joint rear corner of said Lots; thence N. 77-40 E. 110 feet to an iron pin on the southwestern side of Aster Drive; thence with Aster Drive S. 13-06 E., 145 feet to an iron pin in the corner of the intersection of Aster Drive and Coralvine Road; thence with the curve of the intersection, the chord of which is S. 31-54 W. 35.3 feet to an iron pin on Coralvine Road; thence with said Road S. 76-54 W. 85 feet to the point of beginning, and being the same property conveyed by Billy Joe Garrett and Iris S. Garrett to Allan H. Cole and Sylvia G. Cole by a deed dated December 6, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, on December 7, 1972, in Deed Book 962 at Page 364.

As a part of the consideration for this conveyance, James T. Farrar and Roxanne C. Farrar assume and agree to pay the balance of \$22,783.70 due on a note and mortgage executed by Allan H. Cole and Sylvia G. Cole to First Federal Savings and Loan Association on December 6, 1972, in the original sum of \$24,250.00, the mortgage being recorded in said R.M.C. Office on December 7, 1972, in Mortgage Book 1259 at Page 660.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property. *56 (noted)*

Grantees to pay 1976 property tax.

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 administrators 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
 SIGNED, sealed and delivered in the presence of:

2 day of July 1976

James T. Farrar
Roxanne C. Farrar

Allan H. Cole (SEAL)
Sylvia G. Cole (SEAL)

STATE OF ~~SOUTH CAROLINA~~ TEXAS } PROBATE
 COUNTY OF ~~GREENVILLE~~ Dallas }

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 *2* day of *July* 1976
Alice Nelson (SEAL)

James T. Farrar

Notary Public for ~~South Carolina~~ Texas
 My commission expires: *March 24, 1978*

STATE OF ~~SOUTH CAROLINA~~ TEXAS }
 COUNTY OF ~~GREENVILLE~~ Dallas }

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, 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 *2* day of *July* 1976
Alice Nelson (SEAL)

Sylvia G. Cole
 Sylvia G. Cole

Notary Public for ~~South Carolina~~ Texas
 My commission expires: *March 24, 1978*

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

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