

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 31 3 22 PM '77
EDMOND S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, John Perkins and Lorita M. Perkins

in consideration of Twenty Thousand Dollars (\$20,000.00) and assumption of the mortgage as set out herein 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 O. Samuel Boan, his heirs and assigns forever:

ALL that lot of land in Greenville County, State of South Carolina, on the Southern side of East Seven Oaks Drive, near the City of Greenville, being shown as Lot No. 83, on a revised PLAT OF CHANTICLEER, recorded in Plat Book EEE at page 79, and described as follows:

BEGINNING at an iron pin on the southern side of East Seven Oaks Drive, corner of lot No. 82, and running thence with the southern side of said drive, S. 82-22 E. 55 feet and N. 88-01 E. 55 feet to an iron pin, corner of lot 84; thence with the line of said lot, S. 6-53 E. 223.4 feet to iron pin; thence N. 71-33 W. 185 feet to pin, joint corner of lots 82 and 83; thence with the line of lot 82, N. 13-02 E. 173.3 feet to the point of beginning.

- 215 - W6 1.3 - 1 - 70

This lot is conveyed subject to restrictions recorded in the R.M.C. Office for Greenville County affecting all lots in this subdivision.

This is the same property conveyed to the Grantors herein by deed from Chanticleer, Inc., dated November 13, 1964, recorded November 17, 1964, in the R.M.C. Office for Greenville County in Deed Book 761 at page 535.

The Grantee's mailing address is 208 Seven Oaks Drive, Greenville, SC 29605

As a part of the consideration herein, the Grantee assumes and agrees to pay the balance due on that certain mortgage given to Fidelity Federal Savings & Loan Association, recorded in Mortgage Book 1396 at page 965, and having a current balance of \$64,000.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
MAY 31 1977
PB 11218
40.00
GREENVILLE COUNTY
056479
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
MAY 31 1977
PB 12211
22.00

together with all and singular the rights, members, tenements 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 31 day of May, 1977

SIGNED, sealed and delivered in the presence of:
[Signature] John Perkins (SEAL)
[Signature] Lorita M. Perkins (SEAL)

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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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31 day of May 1977.
[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires 8-14-79

STATE OF SOUTH CAROLINA }
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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 31 day of May 1977
[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires 8-14-79

RECORDED this 31 day of May 1977, at 3:22 P. M., No. 32928

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