

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Mr. and Mrs. Harry A. Chapman, Jr.
204 Rockingham Road
Greenville, South Carolina GREENVILLE CO. S.C.

FILED
APR 14 3 59 PM '78

KNOW ALL MEN BY THESE PRESENTS, that Charles H. Coggin

in consideration of Eighty-eight Thousand Two Hundred Seventy-four and 32/100 (\$88,274.32)----- Dollars
and assumption of the mortgage indebtedness 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 Harry A. Chapman, Jr. and Mona F. Chapman, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the easterly side of Rockingham Road, in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 49 on plat of Barksdale as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ at Pages 118 and 119 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Rockingham Road, said pin being the joint front corner of Lots 48 and 49 and running thence with the common line of said lots S. 57-04 E., 250 feet to an iron pin, the joint rear corner of Lots 48 and 49; thence S. 8-27 W., 90 feet to an iron pin, the joint rear corner of Lots 49 and 50; thence with the common line of said lots N. 80-13 W., 265 feet to an iron pin on the easterly side of Rockingham Road; thence with the easterly side of Rockingham Road N. 14-51 E., 95 feet to an iron pin; thence continuing with said road N. 24-46 E., 98.7 feet to an iron pin, the point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

599 1115.4-1-54

This is the same property conveyed to the Grantor herein by deed of Warren Isom and Marjorie L. Isom recorded in the R.M.C. Office for Greenville County on the 1st day of June, 1971 in Deed Book 916 at Page 575.

As a part of the consideration of this deed, the Grantees agree to assume and pay in full the indebtedness due on the note and mortgage covering the above described property owned by Fidelity Federal Savings & Loan Association dated May 8, 1968, recorded in the R.M.C. Office for Greenville County in REM Book 1092 at Page 33 which has a present balance due in the sum of \$31,750.68.

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) and 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 14th day of April 19 78.

SIGNED, sealed and delivered in the presence of

James C. Blahely, Jr.
Francis L. Bagwell

Charles H. Coggin same as (SEAL)
Charles H. Coggin (SEAL)

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
APR 14 1978
STAMP TAX 177.00
PB 11218

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

SWORN to before me this 14th day of April 19 78.

James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Francis L. Bagwell

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 (twice) 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 14th day of April 19 78.

James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Kathryn H. Coggin

RECORDED this 14th day of April 19 78

at 3:59 P/M

30169

1115.4

SOUTH CAROLINA COUNTY OF GREENVILLE
DOCUMENTARY TAX
APR 14 1978
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