

227 North Pleasantburg Drive, Greenville, S.C.

TITLE TO REAL ESTATE prepared by McDONALD AND COX Attorneys at Law VOL 1095 PAGE 63

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 9 1 52 PM '79
DONNIE S. TANKERSLEY
R.M.C.

KNOWN ALL MEN BY THESE PRESENTS, that JAMES A. WILDE AND ARLANA A WILDE

in consideration of EIGHT THOUSAND FOUR HUNDRED AND 00/100 (\$8,400.00) ----- Dollars,
PLUS 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

DONALD F. WAGGONER, his heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as Lot #471 on Plat of Addition to Del Norte Section III made by Piedmont Engineers and Architects, July 1, 1972 and recorded in the R. M. C. Office for Greenville County in Plat Book 4R at Page 16 and being more fully described as follows:

Beginning at an iron pin on Hudson Road at the joint front corner of Lots 471 and 472 and running thence with line of Lot 472 and 473 N.61-27 W. 138.75 feet to an iron pin at the corner of Lot 475; thence with Lot 475 N.32-04 E. 78.6 feet to an iron pin at the joint rear corner of Lot 470; thence with joint line of said lot S.68-25 E. 135 feet to an iron pin on Hudson Road; thence S.28-37 W. 95 feet to an iron pin, the point of beginning.

This property is conveyed subject to any and all existing easements, restrictions and rights-of-way that appear of record or on the premises.

This is the same property conveyed to the Grantors by Deed of Bob Maxwell Builders, Inc. dated January 23, 1976 and recorded in the R. M. C. Office for Greenville County on January 23, 1976 in Deed Book 1030 at Page 599.

As part of the consideration for this deed the Grantee agrees to assume that certain mortgage given by James A. Wilde and Arlana A. Wilde to Fidelity Federal Savings and Loan Association dated January 23, 1976 in the original amount of \$34,600.00 which now has a present balance due of \$33,600.00. said mortgage being recorded in Mortgage Book 1358 at Page 723 on January 23, 1976.

-195-538.10-1-395

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 5TH day of January 19 79

SIGNED, sealed and delivered in the presence of:

Deegee S. Thompson
E.M. Ted Arnold, Jr.

James A. Wilde (SEAL)
JAMES A. WILDE (SEAL)

Arlana A. Wilde (SEAL)
ARLANA A. WILDE (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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5TH day of January 19 79

E.M. Ted Arnold, Jr. (SEAL)

Notary Public for South Carolina 11/4/80
My commission expires:

E.M. Ted Arnold, Jr.

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 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 5TH day of January 19 79

E.M. Ted Arnold, Jr. (SEAL)

Notary Public for South Carolina 11/4/80
My commission expires:

RECORDED this JAN 9 1979
at 1:41 P.M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS & CLERK
STAMP TAX 17

SOUTH CAROLINA COUNTY
109.35

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