

TITLE TO REAL ESTATE--PREPARED BY WILKINS AND WILKINS, ATTORNEYS AT LAW, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.

JUL 23 2 36 PM '71

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, TOY DONALD COSTER,

in consideration of One (\$1.00) and assumption of mortgage----- Dollars,

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 B. CARPER, his heirs and assigns:

All that lot of land situate on the western side of Stadium Drive (formerly Chandler Street) in the County of Greenville, State of South Carolina, being shown as the southern portion of Lot 1 on a plat of the property of M. C. Green dated July, 1944, prepared by R. E. Dalton and recorded in Plat Book O at page 119 in the RMC Office for Greenville County and also being shown on a plat of the property of D. F. Chandler dated February, 1967, prepared by C. O. Riddle & recorded in Plat Book VVV at page 109 and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Stadium Drive, which iron pin is S. 19-23 W. 175 feet from the southwestern corner of the intersection of Stadium Drive and Rosewood Way (formerly Sevier Street) and running thence with said Stadium Drive, S. 19-23 W. 75 feet to an iron pin at the corner of Lot 2; thence with Lot 2, N. 82-13 W. 200 ~~feet~~ to an iron pin in the line of property now or formerly of Eugene Szabo; thence with the Szabo property, N. 19-30 E. 50 feet to an iron pin in the line of other property of D. F. Chandler; thence with the Chandler property, S. 82-13 E. 100 feet to an iron pin; thence still with Chandler property N. 61-05 E. 37.8 feet to an iron pin; thence S. 83-38 E. 75 feet to point of beginning.

This is the same ~~portion of~~ property conveyed to Grantor by D. F. Chandler by deed recorded November 15, 1967 in deed vol. 832 at page 629 in the RMC Office for Greenville County, S. C.

The Grantee hereby expressly assumes and agrees to pay that certain mortgage given to Fidelity Federal Savings & Loan Association in the original amount of \$5,500.00 recorded November 15, 1967 in mortgage vol. 1076 at page 340 on which there is a balance due of \$4,603.35.

This property is conveyed subject to all restrictions, rights of way and easements of record which affect the said property.

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(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 20th day of July, 1971.

SIGNED, sealed and delivered in the presence of:

Toy Donald Coster (SEAL)

(SEAL)
(SEAL)
(SEAL)

M. W. Wilkins

Judith A. Peace

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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of July, 1971.
M. W. Wilkins (SEAL) *Judith A. Peace*
Notary Public for South Carolina. MY COMMISSION EXPIRES NOVEMBER 23, 1980

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUCIATION 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 20th day of July, 1971.
M. W. Wilkins (SEAL) *Kelly An Coster*
Notary Public for South Carolina. MY COMMISSION EXPIRES NOVEMBER 23, 1980

RECORDED this 23 day of July 1971 at 2:36 P. M. No. 23112

P27-9-13.1