

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
FILED  
MAR 21 4 57 PM '74  
DORRIS B. HARRIS, CLERK

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KNOW ALL MEN BY THESE PRESENTS, that We, H. J. Martin and Joe O. Charping

in consideration of Eleven Thousand One Hundred (\$11,100.00) ----- Dollars,  
and assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Jack G. Scruggs and Anna F. Scruggs, their heirs and assigns,

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the easterly intersection of Queen Ann Road and Red Fox Trail, near the City of Greenville, S. C., being known and designated as Lot No. 16 on plat entitled "Final Plat Revised, Map # 2, Foxcroft, Section II" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 4N, pages 36 & 37, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Red Fox Trail, said pin being the joint front corner of Lots 15 and 16 and running thence with the easterly side of Red Fox Trail N. 16-22 W. 111.8 feet to an iron pin; thence N. 25-24 E. 37.5 feet to an iron pin on the southeasterly side of Queen Ann Road; thence with the southeasterly side of Queen Ann Road N. 70-13 E. 62.9 feet; thence continuing with said Road N. 74-44 E. 62.1 feet to an iron pin, the joint corner of Lots 1 and 16; thence S. 16-22 E. 142.5 feet to an iron pin, the joint rear corner of Lots 15 and 16; thence S. 73-38 W. 150 feet to an iron pin, the point of beginning.

-200-540.9-1-16

This is the same lot conveyed to grantors by Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc. by deed recorded July 12, 1973 in deed vol. 978 page 850 of the RMC Office for Greenville County, S. C., and is conveyed subject to applicable zoning ordinances, recorded restrictions, easements and rights of way or those shown on the plat or on the ground. This lot is subject to a 25 ft. sewer easement across the rear lot line.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage given by grantors to Fidelity Federal Savings & Loan Association in the original amount of \$42,400.00 recorded July 12, 1973 in mortgage vol. 1284 page 310 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$42,400.00.

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 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 21 day of March 19 74

SIGNED, sealed and delivered in the presence of:

*H. J. Martin* (SEAL) *Joe O. Charping* (SEAL) *Deborah C. Hall* (SEAL) *Anna F. Scruggs* (SEAL) *Jack G. Scruggs* (SEAL)  
Notary Public for South Carolina  
My commission expires 11/12/79

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 21 day of March 19 74

*Deborah C. Hall* (SEAL) *Anna F. Scruggs* (SEAL)  
Notary Public for South Carolina  
My commission expires 11/12/79

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 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 21 day of March 19 74

*Deborah C. Hall* (SEAL) *H. J. Martin*  
Notary Public for South Carolina  
My commission expires 11/12/79 *Joe O. Charping*

RECORDED this 21 day of March 19 74 at M. No. 23480

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