

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that HILDA G. CORDELL

in consideration of ~~Four~~ ^{Four} thousand Six Hundred and 00/100-----(\$4,600.00)---- Dollars,
and assumption of mortgage 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 VIRGINIA T. DUNCAN, her heirs and assigns:

ALL that piece, parcel or lot of land in the county of Greenville, state of South Carolina, lying and being on the south side of Riley Road, and being known and designated as a major portion of Lot No. 1 as shown on plat of property of Ernestine Massey, recorded in Plat Book 4 F, page 7, in the RMC Office for Greenville County, S. C., and having according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Riley Road, the joint front corner of Lot No. 1 and Lot No. 4, and running thence along the south side of Riley Road, N. 87-26 E. 110 feet to an iron pin, the joint front corner of Lot No. 1 and Lot No.A; and running thence with the joint line of said lots, S. 5-54 E. 159 feet to the joint rear corner of Lot No. 1 and Lot No.A; thence, with the joint line of Lot No. 1 and Lot No. 2, S. 82-52 W. 99.5 feet to an iron pin on the joint line of Lot No. 1 and Lot No. 2; thence, with a new line through Lot No. 1, N. 12-50 W. 44.3 feet; thence, N. 7-50 W. 122.5 feet to an iron pin on the south side of Riley Road, the point of BEGINNING.

This is the same property devised to the grantor herein by Will of James D. Cordell, as filed in the Office of the Probate Court for Greenville County, S.C., in Apartment 1366, file 8, and is the major portion of that property conveyed to James B. Cordell by Ernestine Massey by deed dated September 30, 1971 and recorded December 17, 1971 in volume 932, page 72, in the RMC Office for Greenville County, S.C.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements, that may appear of record, on the plat or premises.

As part of the consideration, the grantee agrees to assume that certain mortgage given to Fountain Inn Federal Savings & Loan Association by James D. Cordell, dated March 18, 1972, recorded in volume 1226, page 180, in the RMC Office for Greenville County, on which there is a present balance due of approximately \$24,709.76.

together with all and singular the rights, members, hereinafter 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) does, 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 13 day of August, 1975

SIGNED, sealed and delivered in the presence of Hilda G. Cordell (SEAL)

David H. Wilkins (SEAL)

Notary Public (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



PROBATE

Greenville County
5.50
Not. No. 100 Sec. 1

Personally appeared the und signed 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 13 day of August 1975

David H. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires: 1-11-82

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTOR - WOMAN
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 grantor(s) and the grantor(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 _____ day of _____ 19 _____

Notary Public for South Carolina (SEAL)
My commission expires: _____

RECORDED this _____ day of AUG 13 1975 at 10:42 A. M. No. 4014

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