

TITLE TO REAL ESTATE- Attorneys at Law, 1306 E. Washington St., Greenville, South Carolina
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
GREENVILLE CO. S. C.
JUL 26 3 24 PM '76
DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that We, James Roy Cox and Grace Ann Cox,

In consideration of Three Thousand Five Hundred (\$3,500.00) Dollars, and the 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 Linda Gosnell and Ruth Gosnell, their heirs and assigns:

ALL that lot of land in the county of Greenville, State of South Carolina, on the southwest side of U.S. Highway No. 25, being a portion of Tract No. 1, on plat of property of Eva McDonald Timmons, recorded in the RMC Office for Greenville County in plat book Y, page 49, and having according to a recent survey made March 25, 1969 by Carolina Engineering & Surveying Company recorded in Plat Book 4A, page 137, of the RMC Office for Greenville County, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the southwest side of U.S. Highway #25, corner of property of O.N. Smith; thence with the southwest side of said Highway S. 36-26 E 141.5 feet to an iron pin; thence continuing S. 40-11 E. 133.9 feet to an iron pin corner of property of Otho Gosnell; thence with the line of said property S. 57-26 W. 141.3 feet to an iron pin; thence turning N. 23-38 W 77.2 feet to an iron pin; thence N. 31-29 W. 244 feet to an iron pin corner of property of Smith; thence with the line of said property N. 83-02 E 107.5 feet to the beginning corner.

- 355- 523.1-1-2

This is the same property conveyed to grantors by Guy A. Copeland and Frances C. Copeland by deed recorded August 29, 1969, in deed vol. 874, page 642, of the RMC Office for Greenville County, South Carolina.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage held by Aiken Loan & Security Company in the original amount of \$11,000 recorded in mortgage vol. 1121, page 603, 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 23 day of July 1976.

SIGNED, sealed and delivered in the presence of:

C. Lurly Steele
Lynn Osteen

James Roy Cox (SEAL)
James Roy Cox (SEAL)
Grace Ann Cox (SEAL)
Grace Ann Cox

Greenville County
Stamps 3.85
Paid
Act No. 380 Sec. 1

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) 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 23 day of July 1976

C. Lurly Steele (SEAL)
Notary Public for South Carolina

Lynn Osteen

My Commission Expires September 3, 1984.



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 23 day of July 1976

C. Lurly Steele (SEAL)
Notary Public for South Carolina

Grace Ann Cox

My Commission Expires September 3, 1984.

RECORDED this JUL 26 1976 at 3:24 P. M., No. 2167

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