

205 Carolina Avenue, Greenville, S.C. 29607

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 1 2 09 PM '76

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BONNIE S. TANKERSLEY

KNOWN ALL MEN BY THESE PRESENTS, that PHILLIP D. LUCAS, SR.

in consideration of ONE AND NO/100 (\$1.00) DOLLAR, LOVE & AFFECTION AND ASSUMPTION OF MORTGAGE LISTED BELOW 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

PHILLIP D. LUCAS, JR., AND REBECCA C. LUCAS, their Heirs and Assigns, forever;

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, in School District 7-H on the east side of Carolina Avenue, and being known and designated as Lot No. 3, of Block J, of Section 5, of a subdivision known as EAST HIGHLANDS ESTATE as shown on plat thereof made by Dalton & Neves, Engineers, in February, 1941, and recorded in the R. M. C. Office for Greenville County in Plat Book K, at pages 78, 79 and 80, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Carolina Avenue at the corner of Lot No. 2 of Block J and running thence along the line of that lot, N 72-45 E 168.8 feet to an iron pin in the line of Lot No. 1; thence along the line of Lot No. 1, S 15-46 E 76.7 feet to an iron pin at the rear corner of Lot No. 1 in the line of Lot No. 4 of Block J; thence along the line of that Lot, S 75-03 W 160 feet to an iron pin at the corner of said lot on the east side of Carolina Avenue; thence along the east side of Carolina Avenue, N 22-48 W 70 feet to the beginning corner, and being the same property conveyed to the Grantor herein in Deed Book 1003, at page 682, by Joe H. Hudson, July 25, 1974.

- 519-264-9-3

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

As part of the consideration herein the Grantee assumes and agrees to pay the balance due on that certain Mortgage given to First Federal Savings & Loan Association, recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Volume 1371 at Page 801, with a balance due as of this date of \$9,534.47.

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 26 day of November 19 76.

SIGNED, sealed and delivered in the presence of:

Mary A. Drake
Shirley P. Anderson

Phillip D. Lucas, Sr. (SEAL)
PHILLIP D. LUCAS, SR. (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 26 day of November 19 76.

Shirley P. Anderson (SEAL)
Notary Public for South Carolina
My commission expires: 7-24-79

Mary A. Drake

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 26 day of November 19 76
Shirley P. Anderson (SEAL)
Notary Public for South Carolina
My commission expires: 7-24-79

Jean H. Lucas
JEAN H. LUCAS

RECORDED this DEC 1 1976 at 2:09 P. M. No. 14859

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