

7 Provo Drive, Greenville, S.C. 29611

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

STATE OF SOUTH CAROLINA } GREENVILLE CO. S. C.

COUNTY OF GREENVILLE } 19 4 25 PM '77

VCI 1063 PAGE 139

KNOWN ALL MEN BY THESE PRESENTS, that CLAYTON W. COGGINS and GLORIA E. COGGINS

in consideration of ONE THOUSAND AND NO/100THS----- (\$1,000.00) AND ASSUMPTION OF MORTGAGE AS SET OUT 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 CONNIE WILSON DODD and DIANA BAUCOM DODD, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, situate, lying and being in Greenville County, S. C. and being shown as Lot #59 on plat of WESTERN HILLS, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 98 and 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Provo Drive at the joint front corner of Lots 58 and 59 and running thence with the common line of said lots S 15-45 E, 160 feet to an iron pin; thence N 68-24 E, 100.9 feet to an iron pin; thence N 15-45 W, 150.2 feet to an iron pin on the southerly side of Provo Drive; thence with said Drive S 74-15 W, 100 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by deed of Charles F. Sims, Jr. and Lewis C. Barker, Jr. dated June 11, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Book 1038 at Page 32 on June 15, 1976.

The grantee herein, by the acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of the mortgage given by the grantors to Aiken-Speir, Inc. of Florence, S. C. and recorded in Mortgage Book 1370 at Page 283, records of Greenville County, and also hereby assumes the obligation of the grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This conveyance is 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.

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 19 day of August 19 77

SIGNED, sealed and delivered in the presence of:

Judith M. Ginn
Donald R. Anderson

Clayton W. Coggins (SEAL)
Gloria E. Coggins (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
AUG 19 77
STAMP TAX \$ 02.00
RD. 11218

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 19 day of August 19 77

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

Judith M. Ginn

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 19 day of August 19 77
Donald R. Anderson (SEAL)
Notary Public for South Carolina
My commission expires: 7-24-79

Gloria E. Coggins

RECORDED this 19th day of August, 1977
at 4:25 P/M

B8.2

4328 RV.2