

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
APR 26 2 48 PM '79
DORRIS S. TANKERSLEY
R.M.C.
DENEAR ROACH

VOL 1101 PAGE 302

KNOW ALL MEN BY THESE PRESENTS, that

in consideration of \$1.00 and assumption of that certain 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 PATRICIA DELL HICKS, Her Heirs and Assigns, Forever:

All right, title and interest in and to the described premises:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon; lying and being on the westerly side of Avon Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 85 on plat of Avon Park as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Avon Drive, said pin being the joint front corner of Lots 144 and 85, and running thence with the common line of said lots S. 77-44 W. 197.3 feet to an iron pin, joint rear corner of Lots 84 and 85; thence with the common line of said Lots S. 89-08 E. 176.1 feet to an iron pin on the westerly side of Avon Drive; thence with the westerly side of Avon Drive S. 3-11 E. 80 feet to the point of beginning.

THIS conveyance is made subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights of way appearing on the property and/or of record.

THIS being the same property heretofore conveyed to Carl Ellenburg Hicks, by deed of Robert F. and Wanda C. Crafton, dated November 10, 1977 and recorded in the Greenville County R.M.C. Office in Deed Book 1068, Page 341. The said Carl Ellenburg Hicks died intestate in Greenville County, South Carolina, as can be seen by Greenville County Probate Court records in Apartment 1528, File 21. The Grantor herein owning a 1/8 interest and the Grantee owning a 1/2 interest by virtue of the Statute of Dissent and Distribution.

THE Grantee herein, as part of the consideration for this purchase, expressly assumes that certain mortgage in favor of Collateral Investment Company, recorded in the R.M.C. Office for Greenville County in REM Book 1415, Page 637, on November 14, 1977, said mortgage in the original amount of Thirty-One Thousand Five Hundred and No/100 (\$31,500.00) Dollars.

(11)-276-T33-3-91

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 30th day of March 19 79

SIGNED, sealed and delivered in the presence of Denear Roach (SEAL)

Mildred A. Becca (SEAL)

Charles R. Brown (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 30th day of March 19 79

Fred R. Brown (SEAL) Mildred A. Becca

Notary Public for South Carolina
My commission expires 9-17-79

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
RENUNCIATION OF DOWER
NOT APPLICABLE -WOMAN GRANTOR

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 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 APR 26 1979 at _____ M. No. _____

at 2:48 P.M.

0302

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