

RECORDED
MAY 28 4 35 PM '79
DONNIE S. TANKERSLEY
R.M.C.

Address: 11 Regency Hills Drive, Greenville, S. C. 29606
Prepared by WYCHIE, BURGESS, FREEMAN & PARIHAM, P. A., Attorneys at Law, Greenville, S. C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That James D. Freeman and Nancy C. Tackett, hereafter referred to as Grantors in consideration of the sum of Eighty Two Thousand Five Hundred Ninety Five and 08/100 (\$82,595.08), plus assumption of mortgage described below, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, lying on the Northerly side of Regency Drive, and having, according to "Survey for Sand-Tar Developers, Inc.", dated July 26, 1972, prepared by R. B. Bruce, RLS, which plat is recorded in the Office of the RMC for Greenville County, S. C. in Plat Book 7E at Page 40, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Regency Drive at the joint front corner of this property and property now or formerly of Bernstein and running thence along the joint line of said property N. 5-19 W. 200 feet to an iron pin; running thence N. 83-35 E. 50 feet to an iron pin; running thence N. 64-01 E. 37.3 feet to an iron pin; running thence S. 48-30 E. 175 feet to an iron pin; running thence S. 0-41 E. 33.5 feet to an iron pin on Regency Drive; running thence along Regency Drive S. 42-08 W. 12.8 feet; thence S. 55-20 W. 50 feet to an iron pin; thence S. 67-55 W. 50 feet to an iron pin; thence S. 78-05 W. 50 feet to an iron pin; thence running S. 83-35 W. 50 feet to an iron pin, the point of beginning.

12 - 271 - 276 - 3 - S.S. 15.3

This conveyance is subject to restrictions and easements of rights-of-way, if any, of record, or to matters which an inspection of the premises would reveal.

Grantee herein assumes and agrees to pay that certain note and mortgage to First Federal Savings and Loan Association in the original amount of \$100,000, dated August 30, 1972, recorded in the Office of the RMC for Greenville County, S. C. in Mortgage Book 1247 at Page 267, said mortgage having a present balance thereon of \$90,404.92.

This is the same property conveyed to the Grantors herein by deed of Charter Oaks Limited, dated May 9, 1974, recorded in Deed Book 999, at Page 52 and deed of James D. Freeman, dated May 13, 1974, recorded in Deed Book 1103 at Page 462.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.
AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 25th day of May 1979.

Signed, Sealed and Delivered in the Presence of
Gara A. Barfield
Tim C. [unclear]

James D. Freeman (Seal)
Nancy C. Tackett (Seal)

GCTO
1 MY 28 79
023

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
168 00

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 25th day of May 1979
[Signature] (Seal)
Notary Public for South Carolina
My Commission expires XXXXXX/XX/XX 1/24/81

Gara A. Barfield
GREENVILLE COUNTY DOCUMENTARY TAX
MAY 28 '79
RENUNCIATION OF DOWER
91.30

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Deborah H. Freeman, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 25th day of May 1979
[Signature] (Seal)
Notary Public for South Carolina
My Commission expires XXXXXX/XX/XX 1/24/81

Deborah H. Freeman
31921

Recorded this _____ day of _____ MAY 28 1979, at 4:35 P. M., No. _____

13970

4328 RV-2