

213 Waccamaw Avenue, Greenville, South Carolina

Title To Real Estate Prepared by Timothy H. Jan, Esq., Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOOK 1120 PAGE 649

KNOW ALL MEN BY THESE PRESENTS, that James W. Doares and Amy S. Doares

in consideration of Forty-three Thousand, Five Hundred Fifty and 96/100ths----- Dollars, (\$43,550.96) and assumption of mortgage as noted below.

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Thomas J. and Sarah R. Bennett, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Waccamaw Avenue being shown and designated on a plat of Property of Thomas J. Bennett and Sarah R. Bennett as prepared by Freeland & Associates dated February, 1980, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Waccamaw Avenue which point is located 170 feet from the southeastern corner of the intersection of said Waccamaw Avenue and a 20 foot alley and running thence S 72-22 E 226.6 feet to a point; thence S 11-58 W 177.6 feet to a point; thence N 78-02 W 225 feet to a point on the eastern side of Waccamaw Avenue; thence along the eastern side of said Waccamaw Avenue, N 11-58 E 200 feet to the point of beginning.

The property hereinabove conveyed is the same conveyed to the Grantors herein by deed of B. J. Fuller and Frieda S. Fuller dated July 11, 1975, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1021, Page 144 on July 11, 1975, less however that property conveyed by the Grantors by deed recorded in Deed Book 1049, Page 454 and shown on plat recorded in Plat Book 52, Page 85.

-14-519-215-5-25

This conveyance is made subject to applicable restrictive covenants, setback lines, easements and zoning regulations, if any, which affect said property.

As part of the consideration paid for this conveyance, Grantees hereby agree to assume and pay that certain note and mortgage given to Fidelity Federal Savings and Loan Association as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1343, Page 670 on July 11, 1975 said mortgage having a principal balance of \$38,449.04.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA

GREENVILLE COUNTY DOCUMENTARY TAX FEB 15 '80 48.40

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 14th day of February 1980

SIGNED, sealed and delivered in the presence of:

Tami Placek (SEAL)
Timothy H. Jan (SEAL)
James W. Doares (SEAL)
Amy S. Doares (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of February 1980

Timothy H. Jan (SEAL) Tami Placek (Tami Placek)
Notary Public for South Carolina
My commission expires: 10/14/86

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 14th day of February 1980
Timothy H. Jan (SEAL) Amy S. Doares (Amy S. Doares)
Notary Public for South Carolina
My commission expires: 10/14/86

RECORDED this 15th day of Feb. 1980 at 4:12 P/ M. No. 215

0649

4328 RV-2