

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } Grantees' address: PO Box 16449 Station B
COUNTY OF GREENVILLE } Greenville SC 29606

KNOW ALL MEN BY THESE PRESENTS, that I, ANN DUDLEY MITCHELL

in consideration of Seventy two thousand five hundred eighty nine & 09/100 (\$72,589.09) Dollars,
and assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto J. DAVID SIGMON and DEBORAH H. SIGMON, their heirs and assigns:

All that piece, parcel or lot of land situate, lying and being on the southern side of
Cothran Street in the City of Greenville, County of Greenville, State of South Carolina,
being known and designated as Lot No. 13 and a small portion of Lot No. 14 as shown on a
plat of Property of Wade Cothran, prepared by Dalton & Neves, dated July 1927, and recorded
in the RMC Office for Greenville County, S. C. in Plat Book H at page 163 and having accord-
ing to a more recent plat prepared by Jones Engineering Service, dated October 14, 1965
entitled "Property of Ruth B. Pamplin and W. W. Griffin" and recorded in the RMC Office
for Greenville County, S. C. in plat book LLL page 61, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Cothran Street, which iron pin is located
235 feet in a northwesterly direction from the intersection of Cothran Street and McDaniel
Avenue at the joint front corner of Lots Nos. 12 & 13, and running thence with the line of
Lot No. 12 S. 9-35 W. 194.1 feet to an iron pin in the line of Lot No. 11; thence with the
line of Lot No. 11, S. 47-00 E. 49.5 feet to an iron pin on the northwestern side of
McPherson Lane; thence with the northwestern side of McPherson Lane N. 49-17 E. 37.2 feet
to an iron pin; thence continuing with the northwestern side of McPherson Lane N. 49-17 E.
15.8 feet to an iron pin; thence a new line through Lot No. 14 N. 74-30 W. 9.5 feet to an
iron pin in the line of Lot No. 14; thence with the line of Lot No. 14, N. 9-35 E. 180.3
feet to an iron pin on the southern side of Cothran Street; thence with the southern side
of Cothran Street N. 81-15 W. 65 feet to the point of beginning.

This is the same property conveyed to grantor by William Weston, III and Elise V. Weston by
deed dated 11/30/77 recorded 12/16/77 in deed book 1070 page 341 of the RMC Office for
Greenville County, and is conveyed subject to all restrictions, setback lines, roadways,
zoning ordinances, easements and rights of way, if any, affecting the above-described
property.

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE the grantees herein assume and agree
to pay that certain mortgage held by Fidelity Federal Savings and Loan Association (now
American Federal Savings and Loan Association) in the original amount of \$45,000.00
dated and recorded 3/31/75 in mortgage vol. 1335 page 718 of the RMC Office for Greenville
County, S. C. on which there is a balance due of \$42,410.91.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 30 day of JUNE, 19 81

SIGNED, sealed and delivered in the presence of

Ronald D. Cleary
Carl H. Steiner

Ann Dudley Mitchell (SEAL)
Ann Dudley Mitchell

STATE OF SOUTH CAROLINA AL)
DOCUMENTARY STAMP 148.00 AL)
TAX 148.00

STATE OF SOUTH CAROLINA }
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 30 day of June 19 80

Carl H. Steiner (SEAL)
Notary Public for South Carolina
My commission expires 8-28-83

Ronald D. Cleary

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all and singular the

GIVEN under my hand and seal this
day of 19

(SEAL)
Notary Public for South Carolina
My commission expires

RECORDED JUL 1 1981 at 4:04 P/M 1981

SOUTH CAROLINA COUNTY DOCUMENTARY STAMP 80.30

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