

ADDRESS: 213 Evening Way
Mauldin, S. C. 29662

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Mitchell & Ariail, Greenville, S.C.

VO. 1194 PAGE 128

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 10 10 06 AM '83
JONNIE S. R. H. S. L. S. L. E. Y.

KNOW ALL MEN BY THESE PRESENTS, that Ronnie E. Coker and Mary O. Coker

in consideration of Cancellation of mortgage indebtedness in the sum of \$8,000.00 and Dollars assumption of the mortgage indebtedness as set forth 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 Christine C. Simmons, her 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, being designated as Lot No. 22 on a plat entitled "Property of Larry S. Thompson and Rebecca H. Thompson" dated April 21, 1980 made by Carolina Surveying Company recorded in Plat Book 7-Z at Page 30 in the R.M.C. Office for Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Circle Drive at the joint front corner of lots nos. 22 and 23 and running thence with the line of said street, S. 52-37 W. 65 feet to a point at the joint front corner of lots nos. 21 and 22; thence running N. 37-23 W. 95 feet to a point at the joint rear corner of lots nos. 21 and 22; thence N. 52-37 E. 65 feet to a point at the joint rear corner of lots 22 and 23; thence S. 37-23 E. 95 feet to the point of beginning.

The above property is the same property conveyed to the grantors by deed of Christine C. Simmons recorded April 13, 1983 in Deed Book 1186 at Page 311 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration of this deed the grantee agrees and assumes to pay in full the indebtedness due on a note and mortgage covering the above described property given to Charter Mortgage Company in the original sum of \$17,800.00 recorded April 23, 1980 in Mortgage Book 1501 at Page 355 which has a present balance due in the approximate sum of \$17,188.57.

As a further part of the consideration of this deed the grantors do hereby assign, transfer and set over unto the grantee all their right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

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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 assigns against the grantor(s) and the grantor'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 5th day of August 19 83
Signed, sealed and delivered in the presence of
Jack H. Mitchell, III (SEAL)
Ronnie C. Coker (SEAL)
Mary O. Coker (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 5th day of August 19 83
Jack H. Mitchell, III (SEAL)
Notary Public for South Carolina
My commission expires: 3/26/89
Jack H. Mitchell, III (SEAL)
JACK H. MITCHELL, III

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 or 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 5th day of August 19 83
Jack H. Mitchell, III (SEAL)
Notary Public for South Carolina
My commission expires: 1/18/89
Mary O. Coker
MARY O. COKER

RECORDED this _____ day of _____ 19 _____ at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

RECORDS

4328-RV-2