

JAMES R. MANN, Attorney at Law, Greenville, S. C. 29601

Grantee's Address:

110-W. Mountain View Ave.
Greenville, S.C. 29609
VOL 1205 PAGE 403

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
S.C.

KNOWN ALL MEN BY THESE PRESENTS, that we, Stephen B. Franks and Sheron Dianne Franks

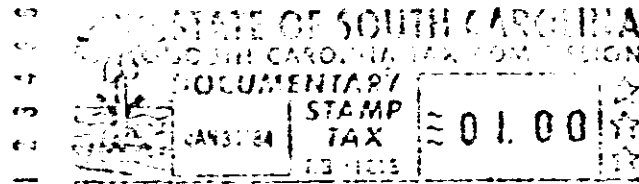
in consideration of Five Hundred and no/100ths Dollars, and assumption of the mortgage hereinbelow referred to the receipt of which is hereby acknowledged, have granted, sold, and released, and by these presents do grant, bargain, sell and release unto James S. Cooley, his heirs and assigns forever,

All that certain piece, parcel or lot of land, together with the improvements thereon, located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 33 as shown on a plat of New Hope Subdivision recorded in the R. M. C. Office for Greenville County in Plat Book A, Page 307, reference to which plat is hereby made for a more particular description thereof. Said lot has a frontage of sixty (60) feet on the northern side of Fortner Street, and runs back in parallel lines to a depth of 147.6 feet, more or less.

The above described property is the same conveyed to us by William R. Sentell and Peggy D. Sentell by deed dated and recorded on January 31, 1983, in the R. M. C. Office for Greenville County in Deed Book 1181, Page 631.

As a part of the consideration for the within conveyance the grantee assumes and agrees to pay that certain note and mortgage given by the grantors herein to First Federal Savings and Loan Association of South Carolina in the original amount of \$20,250.00 dated June 10, 1983, and recorded on June 13, 1983, in the R. M. C. Office for Greenville County in Mortgage Book 1611, Page 52, the balance now due thereon being \$20,157.82.

14 (225) 135-3-18



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 23rd day of September 1983.

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]
[Signature]

Stephen B. Franks (SEAL)
Sheron Dianne Franks (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF ALABAMA }
COUNTY OF LEE }

PROBATE

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 24th day of Sept. 1983.

[Signature] (SEAL)
Notary Public for South Carolina Alabama
My commission expires: 3-18-84

[Signature]

STATE OF ALABAMA }
COUNTY OF LEE }

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 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 24th day of September 1983.
[Signature] (SEAL)
Notary Public for South Carolina Alabama
My commission expires: 3-18-84

Sheron Dianne Franks

RECORDED this _____ day of _____ 1984
GCTO ----- 3 JA 31 84 at 003 9:39 A/M. 4.0000
JAN 31 1984 23508