

NO TITLE EXAMINATION

TITLE TO REAL ESTATE - Offices of HILL, WYATT & BANNISTER, Attorneys at Law, 100 Williams St. Greenville, S.C.

VOL 1204 PAGE 456

STATE OF SOUTH CAROLINA } Grantee's Address:
COUNTY OF GREENVILLE } 111 Eastlan Drive
Greenville, S.C. 29607

KNOW ALL MEN BY THESE PRESENTS, that SAMMY O. COLN, R.M.C., DOROTHY A. FRANKLIN COLN, FORMERLY DOROTHY A. FRANKLIN

in consideration of ONE (\$1.00) DOLLAR AND ASSUMPTION OF MORTGAGES SET OUT HEREINBELOW Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto SAMMY O. COLN, his heirs and assigns:

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 4, Block E, as shown on plat of Carolina Court, recorded in Plat Book F at Page 96, in the RMC Office for Greenville County, S.C., and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin in the northern side of Eastlan Drive (formerly Wickliffe Street) which pin in 241.3 feet east of the intersection of Eastlan Drive and Buena Vista Avenue, and is the joint front corner of Lots 3 and 4 and running thence with joint line of said lots, N. 35-05 E. 156.1 feet to an iron pin in line of right of way of C. & W.C. Railroad; thence with said right of way, S. 71-9 E., 72.8 feet to an iron pin, joint rear corner of lots 4 and 5; thence with joint line of said lots S. 35-05 W., 176.2 feet to an iron pin in the northern side of Eastland Drive; thence with said Drive N. 54-55 W., 70 feet to the point of beginning.

This property is conveyed subject to any restrictions, rights of way, easements, or encroachments that may appear of record, affecting said property.

This is the same property conveyed to Sammy O. Coln and Dorothy A. Franklin by deed of Lois R. Mitchell dated August 13, 1979, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1109, page 222 on August 13, 1979.

This deed is given pursuant to Separation Agreement between Grantor and Grantee dated July 29, 1983.

As a part of the consideration for the within conveyance the above named Grantee agrees to pay and assume that certain mortgage indebtedness given to Colonial Mortgage Company in the original amount of \$24,700.00 dated August 13, 1979, recorded August 13, 1979 in Mortgage Volume 1476, page 814, which mortgage has subsequently been assigned to Federal National Mortgage Association on September 7, 1979, recorded in Book 1480, page 393.

SEE REVERSE FOR CONTINUATION 15(500)256-2-4

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 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 31 day of August, 19 83

SIGNED, sealed and delivered in the presence of:

Stephen A. Kern
Diann Hannon

Dorothy A. Franklin Coln (SEAL)
Dorothy A. Franklin Coln, formerly known as
Dorothy A. Franklin (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31st day of August 19 83

Diann Hannon (SEAL)
Notary Public for South Carolina.

Stephen A. Kern

My commission expires 5/4/86

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
NOT REQUIRED - WOMAN GRANTOR

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)
Notary Public for South Carolina.

My commission expires

(CONTINUED ON NEXT PAGE)

RECORDED this day of 19 at 420 3 M., No. 21A01

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