

(LTC)

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE - Prepared by DAVID L. WYATT ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina DAVID L. WYATT R.M.C.

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Know All Men by These Presents:

COUNTY OF GREENVILLE

That we, T. J. Ingle, Jr. and Lura L. Ingle,

in the State aforesaid, in consideration of the sum of Nine Thousand Four Hundred Eighty-Two and 09/100 (\$9,482.09) -- DOLLARS, and assumption of mortgage,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) JIM VAUGHN ENTERPRISES, INC., ITS SUCCESSORS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the westerly side of Beaufort Street, being shown and designated as Lot No. 111, Section 2, McSwain Gardens, plat of which is recorded in the RMC Office for Greenville County, S. C., in Plat Book "LL", at Page 137, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Beaufort Street, at joint front corner of Lots Nos. 111 and 112, and running thence with Lot No. 112, N. 25-41 W. 154.4 feet to an iron pin at joint rear corner of Lots Nos. 111 and 112; thence S. 64-19 W. 116 feet to an iron pin; thence S. 6-05 W. 143 feet to an iron pin at joint rear corner of Lots Nos. 110 and 111; thence with Lot No. 110 S. 83-55 E. 175 feet to an iron pin on Beaufort Street; thence with said Street, N. 12-47 W. 39.4 feet to an iron pin; thence still with said Street, N. 33-05 E. 38.6 feet to the point of BEGINNING.

DERIVATION: Deed Book 937, at Page 346.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations. As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage to First Federal Savings & Loan Association, dated 2 November 1971, in the original amount of \$21,000.00, recorded 3 November 1971, RMC Office for Greenville County, S. C., in Mortgage Book 1212, at Page 292, upon which there is a present balance due of \$20,517.91.

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TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 6th day of November, 1973

Signed, Sealed and Delivered in the Presence of *Barbara D. Wayne*

Thomas J. Ingle, Jr. (Seal)
Lura L. Ingle (Seal)

Greenville County Stamps Paid \$ 10.45 Act No. 390 Ser. 1

10 DOLLARS 5 DOLLARS 1 DOLLAR

State of South Carolina COUNTY OF GREENVILLE

Personally appeared before me 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 6th day of November, A. D. 1973
David L. Wyatt
Notary Public for South Carolina Commission Expires October 20, 1979

Barbara D. Wayne

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 6th day of November, A. D. 1973
David L. Wyatt
Notary Public for South Carolina Commission Expires October 20, 1979

Lura L. Ingle

Cancelled documentary stamps attached: \$ 0.00 U. S. Recorded this 13th day of NOV 13 1973 at M. No. 12906

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