

FILED

GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 30 10 54 AM '76

VOL 1030 PAGE 902

DONNIE S. TARKERSLEY
R.M.C.

KNOWN ALL MEN BY THESE PRESENTS, that I, John A. Maddox, Jr. and Kathie J. Maddox

in consideration of Six Thousand One Hundred Thirteen and 99/100 (\$6,113.99)-----Dollars,
and the assumption of a mortgage as set out 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 Donald M. Van Doren and Karen S. Van Doren, their heirs and assigns
forever:

ALL that piece, parcel or lot of land situate, lying and being at the north-
western corner of the intersection of Ashley Oaks Drive and Brentwood Way
in the town of Simpsonville being known and designated as lot 12 on a plat of
Brentwood, Section II, recorded in the R.M.C. Office for Greenville County,
South Carolina, in Plat Book 4R at Page 5 and having, according to said plat,
the following metes and bounds, to-wit:

BEGINNING at a point on the western edge of Ashley Oaks Drive at the joint
front corner of lots 12 and 13 and running thence along the westerly edge of
Ashley Oaks Drive S. 15-35 E. 60.3 feet to a point; thence continuing along
the westerly edge of said Ashley Oaks Drive S. 0-24 E. 38.7 feet to a point;
thence along the northwestern corner of the intersection of Brentwood Way
and Ashley Oaks Drive S. 42-09 W. 37.1 feet to a point; thence along the
northern edge of Brentwood Way S. 84-42 W. 25.0 feet to a point; thence con-
tinuing along the northern edge of Brentwood Way N. 77-10 W. 165.9 feet to a
point; thence N. 21-27 E. 113.1 feet to a point; thence along a line of lot 13
S. 84-26 E. 155.4 feet to the beginning corner and being the same property
conveyed by Rackley, Builder-Developer, Inc. to John A. Maddox, Jr. and
Kathie J. Maddox by a deed dated March 29, 1974 and recorded in the R.M.C.
Office for Greenville County, South Carolina, in Deed Book 996 at Page 234.

This property is subject to existing easements, restrictions and rights of way
upon or affecting said property.

- 899-319,1-1-12

Grantees to pay 1976 property taxes.

As a part of the consideration of this conveyance, Donald M. Van Doren and
Karen S. Van Doren assume and agree to pay the balance of \$31,386.01 due on a
note and mortgage executed by John A. Maddox, Jr. and Kathie J. Maddox to
Fidelity Federal Savings and Loan Association on March 29, 1974, in the original
sum of \$31,800.00, the mortgage being recorded in said R.M.C. Office in Mortgage
Book 1305 at Page 640.

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 administra-
tors 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.

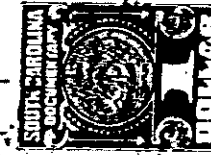
WITNESS the grantor's(s') hand(s) and seal(s) this 30th day of January 1976

SIGNED, sealed and delivered in the presence of:

E. Randolph Stone
Carol L. Burger

John A. Maddox, Jr.

Kathie J. Maddox
Kathie J. Maddox



Greenville County
7-15

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

SWORN to before me this 30th day of January 1976

E. Randolph Stone (SEAL)

Notary Public for South Carolina
My commission expires: 1-4-81

Carol L. Burger
Carol L. Burger



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 whom-
soever, 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
30th day of January 1976

E. Randolph Stone (SEAL)

Notary Public for South Carolina.
My commission expires: 1-4-81

Kathie J. Maddox
Kathie J. Maddox

RECORDED this 30th day of JAN 30 1976 19 at 10:54 A. M., No. 1976

4328 RV.2